3 1761 04132 2439

HANDBOUND
AT THE
UNIVERSITY OF
TORONTO PRESS

Digitized by the Internet Archive
in 2007 with funding from
Microsoft Corporation

http://www.archive.org/details/academyliteratur43londuoft

90

A HANDY BOOK

OF

VILLA ARCHITECTURE:

BEING

A SERIES OF DESIGNS FOR VILLA RESIDENCES IN VARIOUS STYLES.

BY C. WICKES,

ARCHITECT;

AUTHOR OF "THE SPIRES AND TOWERS OF THE MEDIÆVAL CHURCHES OF ENGLAND," ETC., ETC., ETC.

89911
11/8/08

LONDON:

CROSBY LOCKWOOD & CO.

7 STATIONERS'-HALL COURT, LUDGATE HILL.

A

HANDY-BOOK

OF

VILLA ARCHITECTURE.

FIRST SERIES.

OUTLINE SPECIFICATIONS AND ESTIMATES.

Design No. I.

SPECIFICATION.

EXTERNALLY.— The whole of the walls to be built of good hard well-burnt and well-shaped yellowish stocks, those used for the facings to be most carefully selected and of uniform size and color, to have neat close joints which are to be raked out and pointed with flat joint the last thing before completion.

The plinth, horizontal bands, frieze and bedmold to cornice to be formed of the very best white bricks, to correspond with the stone dressings. The splay of plinth, and also the splay to chimney shafts to be of similar bricks moulded for the purpose.

The arches and keys over all windows and doors, except those of dining-room bay-window, to be formed in red and black gauged bricks, accurately worked and set in putty.

The irregular quoins at angles to be formed in good hard red bricks of approved colour.

The sill and dado, jambs, mullions, arches and keystones of dining-room bay are to be executed in Box-Ground or Portland Stone, and the mullions, sills and blocks of other windows are to be done in the same material, as also the moulded slopes or off-sets to chimneys and the shafts above necking. The Cantilevers to main cornice, also to Bay and Porch may be of Ransome's Stone, or other durable cast material.

The Roofs to be covered with best Bangor Countess slates with copper nails, and the Ridges to have Slate-saddle and Ridge-roll, fixed with brass-headed nails and properly set.

The flat on top of the roof over porch, and the covering of Bay, to be formed of 21 ounce zinc with rolls, etc., laid in the manner adopted by the "Veille Montagne Zinc Company" without solder.

The eaves gutter to be of cast-iron moulded, with all needful angles, stopt ends, and outgoings, laid to slight fall, and resting on 4 inch rough stone landing well tailed into wall and cemented on the under side. The down pipes to be 3 inch cast-iron round, with all needful bands, bends, shoes, etc. The down pipe from Bay may be $1\frac{1}{2}$ inch lead.

The central gutter and those behind chimney stacks with step flashings to be of 6 and 5 lb. lead respectively.

The glass in all ground-floor windows to be of patent plate, and elsewhere best flattened sheet-glass all properly bedded and sprigged where needful.

INTERNALLY.— The timber to be Memel of good quality. The whole of floors, except cellars and hall, to be of battens laid straight joint, and free from all large knots and defects. The partitions forming Larder, China Closet, Bath Room, etc., to be of Fir quarters 4×2, lathed and plastered on both sides.

The sashes throughout are all to be double hung, and the windows to have boxing shutters hung in two heights with proper bars and fastenings.

The internal wood work to staircase, doors, shutters, etc., to be of the cleanest description, and to be put together in the best possible manner, the panels being of pitch pine, and the whole prepared with a view to being stained and twice varnished and not covered with paint. The external work to be primed and painted in four good oils and finished an approved color.

The Porch to be paved with Portland Stone and the Hall with Maw's Encaustic Tiles, laid to pattern, on bed of concrete six inches thick.

The walls of Hall and Landing to be plastered with Cassentini's or Keene's Patent Plaster to prepare for paint. The walls of Dining-room and Parlor to be rendered, floated, set and papered with paper of the value of fourpence per yard, two front bed-rooms and dressing-room with paper value threepence per yard, other rooms of first-floor with paper value twopence per yard. Enriched cornice twelve inches girt to parlor. Plain cornice twelve inches girt to dining-room, hall and landing, and of nine inches girt to bed-rooms, to be executed in plaster, and picked out in two tints.

Provide one enrichment in centre of dining-room, thirty-six inches diameter, and one in parlor, thirty inches diameter, fixed complete.

Provide slate cistern to hold 150 gallons; Jenning's patent stool-cock, water closet apparatus with blue ware pan and trap fitted with regulator complete; zinc painted bath and urinal, with all necessary plumber's work in pipes, unions, cocks, valves, joints, solder, wall-hooks to supply same and carry off water; also to connect bath with oven and boiler-range in kitchen, for the supply of hot and cold water, together with all necessary joiner's work in seat, riser, casing, etc.

Lay on water to supply sink in scullery, and also tap in small lobby first-floor landing.

Provide for one bell, hung complete from each room, and one to front door.

Also for finger-plates, and Pitt's Patent Porcelain Furniture to all doors on ground-floor.

Provide stoves and chimney-pieces to all chimney openings, those in dining-room, parlor and front bed-room to be of marble.

All fittings or finishings, not before enumerated, to be finished in a style to correspond and be consistent with the foregoing, and with the size and character of the building.

ESTIMATE.

This Villa can be erected in a good and substantial manner, according to Plates Nos. 1, 2, 3, 4 and 5, including two cellars, etc., in Basement, earth-work, steps, and gravelling to form Terraces, Drainage, Stoves, Chimney-pieces, Dresser, Copper, Bath, Bell-hanging and other Fittings and Decorations as described in the foregoing Specification, for the sum of *Eleven hundred and twenty-five pounds*	£1,125	0	0
If dressings are executed in Portland Stone instead of Box-Ground . . . . . add	£25	0	0

Design No. II.

SPECIFICATION.

EXTERNALLY.—The walls to be constructed of brick as before-named for Design No. I.; but the facings to be of red bricks, of uniform size and color, finished as before described, or of flints, or other small stones, pointed in coal-ash mortar, where such materials are easily procurable. The plinth, surbase, slopes, weatherings, sills, jambs, and heads of windows and doors, corbellings and coverings to oriel and bay, parapet of porch, springers to coping of gables, as well as all returns, apex stones, and curved portions of labels, to be executed in stone as described.

All the straight portions of coping and strings, and the moulded bases, bands, and caps of larger chimney shafts, may be executed in Ransome's patent stone, or other durable cast material.

The chimney-shafts between bases and caps to be executed in red bricks, moulded for the purpose, and rubbed where necessary to ensure perfect accuracy.

The arches over stone-heads may be of yellow malms and Staffordshire bricks alternately, as shewn.

The roofs may either be covered as Design No. I., or with Gothic tiles; with gutters, guttering, and down-pipes of same material, as enumerated for the foregoing Design.

The glazing to be as before specified, but of British plate-glass in three best rooms and hall on ground floor.

The conservatory to be formed of wood and sheet-glass, as shewn in Plate No. 7.

INTERNALLY.—The paving of porch may be of Portland, and that of hall of Hopton Wood, or other fine paving-stone capable of receiving polish.

The flower-stand in window-recess may be formed of polished slate, and all shelves in larders of sawn slate planed on one side and edges.

Two water closets are here provided, and all the several items enumerated in Design No. I.

The hall and landing to have the walls painted, and a diaper stencilled pattern carefully executed in polychromy on same. The cornice to be moulded 18 inches girt, and be picked out in two colors.

The walls of breakfast-room to have paper value fourpence per yard, and cornice 12 inches girt in two colors; dining-room paper, with borders, etc., to average sixpence per yard, and cornice to be 18 inches girt, with two enrichments in two colors; the drawing-room paper to average, with borders, etc., ninepence per yard, and the cornice and ceiling enrichments, including colors, to be of the value of £30. The bed-rooms on first floor to have paper of the value of threepence per yard, and plain moulded cornice 9 inches girt. The bed-rooms on attic floor to have paper of the value of twopence per yard.

The opening in wall to drawing-room bay to have an iron girder over same; the opening to oriel to be formed by an arch carefully constructed in the brickwork.

The timber in roofs and joists, the boarded floors throughout the house, the partitions, sashes, shutters, joiner's work generally, painter's work externally and internally, plumber's work, door and shutter furniture, bell-hanging, stoves and chimney-pieces, and plastering, to be generally as described for Design No. I., with such improved quality as may be demanded by the enlarged size and more important character of this second Design; and, where necessary, the fittings and finishings are to be of a Gothic pattern corresponding with the style of the building.

ESTIMATE.

This Villa can be erected in a good and substantial manner, according to Plates Nos. 6, 7, 8, 9, 10, and 11, including the two Cellars and Water Closet in Basement, the Conservatory, Drainage, Stoves, Chimney-pieces, Bell-hanging, and Papering, together with all other Fittings and Decorations described in the foregoing Specification, for the sum of *Sixteen hundred pounds*	£1,600	0	0
If Portland Stone is used . . . . . add	£120	0	0

Design No. III.

SPECIFICATION.

EXTERNALLY AND INTERNALLY.—The whole of the fronts, including plinths, quoins, dressings to doors and windows, balustrades, strings, cornices, chimney-shafts, etc., to be executed in the very best Roman cement, colored an approved color twelve months after completion. The cores for all projecting mouldings being formed of brickwork in cement, and where needful of stone landings well-tailed into wall.

The flat over staircase between roofs is to be laid with 6 lbs. lead. The glazing is to be as described for Design No. II.

The floors to be of wood to rooms on ground-floor, except scullery and loggia; the latter to be paved with Portland and the former with York stone, 2½ inches thick.

The side-lights to front windows may be fixed, and the centre-lights on ground-floor to be hung as French casements, and to have Espaniolette bolts, water-bars, and proper furniture.

The verandah coverings over the same to be executed in zinc, with wood-framing to support same, and finished in the most workmanlike manner.

GENERALLY.—In all respects not otherwise specified, such as the brickwork, roofs, guttering and down-pipes, timber, floors, partitions, internal joiner's work, plastering, painting, papering, staining, and other internal fittings and decorations, plumber's work, bell-hanging, stoves, chimney-pieces, etc., the same kind of work as is specified for Design No. I. will be most appropriate, the value and quality of such works being increased in proportion to the increased size of the Villa under consideration.

ESTIMATE.

This Villa can be erected in a good and substantial manner, according to Plates Nos. 12, 13, 14, 15, and 16, including the two Cellars and Water Closet in Basement, and seven Rooms and a Store-room in Attic-floor; also the earth-work, steps, and gravelling to form Terraces; the Drainage, Stoves, Chimney-pieces, Dressers, Coppers, Bell-hanging, and other Fittings and Decorations, as described in the foregoing Specification, for the sum of *Two thousand three hundred pounds*	£2,300	0	0
To execute all the Dressings to four fronts in real stone would cost an additional sum of . . .	£520	0	0

Design No. IV.

SPECIFICATION.

EXTERNALLY.—The plinth and quoins may be of best white brick, with moulded bricks to form slope, and also for returns.

All other dressings to be of stone, as before described, except where Ransome's or other cast material can be more economically employed.

The roofs may be covered with good red plain tiles, or tiles of a Gothic pattern laid in diamonds, of uniform size and color, laid to a close gauge on oak laths, each tile being well pegged.

The ridge to be of ornamental grooved saddle ridge-tiles, properly set in coal-ash mortar, similar in description to those manufactured by Robert Brown, Surbiton Hill, Surrey. The valleys to be of tiles moulded for the purpose.

Carefully construct the zinc-hipped skylight over arched landing to rise above lead flat, as shewn; the wood curb for same to be dovetailed and put together with red lead cement, and to be flashed round with lead.

Construct also the wooden light on rake of roof over dressing-room adjoining landing in a similar manner.

All external paving and steps to verandah, etc., to be of Portland stone.

The framework for verandahs, verge-boards, pendants, and mouldings generally to projecting roofs, to be of the best red or yellow deal, carefully carved as shewn.

The boarding, which is to be used instead of laths wherever the roofs project or are exposed to view on the underside, is to be ¾-inch matched and chamfered boarding.

INTERNALLY.—The groining of porch to be of plaster, and to have proper wood bracketing and cradling for same.

The horizontal moulded ribs to form panelled ceiling of three best rooms on ground floor to be of deal; also the pateræ, bosses, or other leaf enrichments, on walls below ceiling forming cornice. Twenty pounds to be allowed for colored decorations and gilding in each of the three rooms above-named.

The arch-mouldings, jambs, corbels to arches, recesses, door-jambs, and skirtings to hall, landings, etc., to be executed in Cassentini's or Keene's patent plaster, with warm tint incorporated with the materials in the mixing, and to be afterwards polished.

The arched ceilings to be formed of moulded ribs, corbels, etc., executed in deal, as before described. Lath, plaster, float, set and twice white between the ribs. The balustrade of stairs to be executed of malleable iron, and finished blue and gold: the rail and newels being of oak French-polished.

The doors to be 2½-inch framed margin, with Gothic heads where shewn. The filling-in to be one inch wrought, two sides glued and tongued, and having traceried carving towards best rooms, hall, and landing.

The windows to have wrought-iron casements fitted to stone-work; one light at least in each window to be made to open, with proper water-bar to exclude wet, and other fittings and fastenings complete.

Clarke's patent revolving internal shutters to be fitted to all best rooms on ground and first floors. In all other respects, such as timber in roofs and joists, boarded floors, partitions, shutters to inferior rooms, joiner's work generally, painter's work externally and internally, plumber's work, door and shutter furniture, bell-hanging, stoves, chimney-pieces, plastering, etc., the descriptions given in the former specifications will sufficiently indicate the kinds of work required, if the more elaborate finish of this design is duly considered in connection therewith; the fittings and decorations being in all cases where necessary of a Gothic pattern to harmonize with the style of the Villa.

ESTIMATE.

This Villa can be erected in a good and substantial manner, according to Plates Nos. 17, 18, 19, 20, 21, 22, and 23, with all the elaborate detail therein shewn, including Cellar, Wine do., and Water Closet in Basement, Drainage, Stoves, Chimney-pieces, Bell-hanging, together with Dresser, Copper, Bath, two Water Closets, and all other Fittings and Decorations, described in the foregoing Specification, for the sum of *Two thousand four hundred and fifty pounds*	£2,450	0	0
If Portland Stone is used . . . . . add	£120	0	0

Note. Without any alteration being made in the general arrangements of plans or sections or in the sizes of rooms, but by a simpler treatment of the details and finishings of the building, both externally and internally, a reduction in the cost of this Villa can be effected, if desired, of at least £250.

Design No. V.

SPECIFICATION.

EXTERNALLY.—The facings to be as specified to Design No. I. The modillions to chimney-caps, also to main cornice, also to cornice of campanile, also to porch and dining-room bay, the balusters, moulded and enriched architraves, or those portions thereof which are straight, and all other astragals or straight mouldings, vermiculated quoins, etc., which can with propriety be cast, may be of Ransome's patent stone, made of a color to harmonize with the natural stone used for all other portions of the dressings, and which stone is to be of the quality before described.

The roofs to be covered with Westmoreland or sawn quarry-planed slate ¼-inch thick, with rounded rolls, screwed down with brass-headed screws, and bedded in red lead cement, each slate made to lap well over the one below; the rolls also to be lapped: all the slates to be cut to an uniform width and length as far as practicable. The inner slopes of roofs not exposed to view may be slated in the usual manner.

If the main cornice is of stone, the gutter may be formed in same, and lined with 5 lbs. lead. The other gutters may be as before described for other Designs.

The glazing to be as specified to Design No. II. The staircase-window to be fitted with single matted glass of approved quality; also the window between servants' bed-room and passage on Mezzanine plan.

INTERNALLY.—The plastering of porch to be rough stucco jointed. Plastering to walls of corridor to be as described under Design No. I., to prepare for paint: the columns, pilasters, entablatures, etc., being executed in same material of finer quality, prepared in imitation of sienna or porphyry and polished.

The paving of corridor may be of Hopton Wood stone polished, with bands of Derbyshire or Serpentine marble, or Minton's encaustic tiles, laid to an approved pattern.

The ground-work or plain moulded work to the cornices of all rooms to be executed in plaster, and the enrichments shewn may be in Bielefield's *papier maché*, or Jackson's *Carton Pierre*. Provide the sum of £80 for such enrichments to drawing and dining-rooms and colors to same.

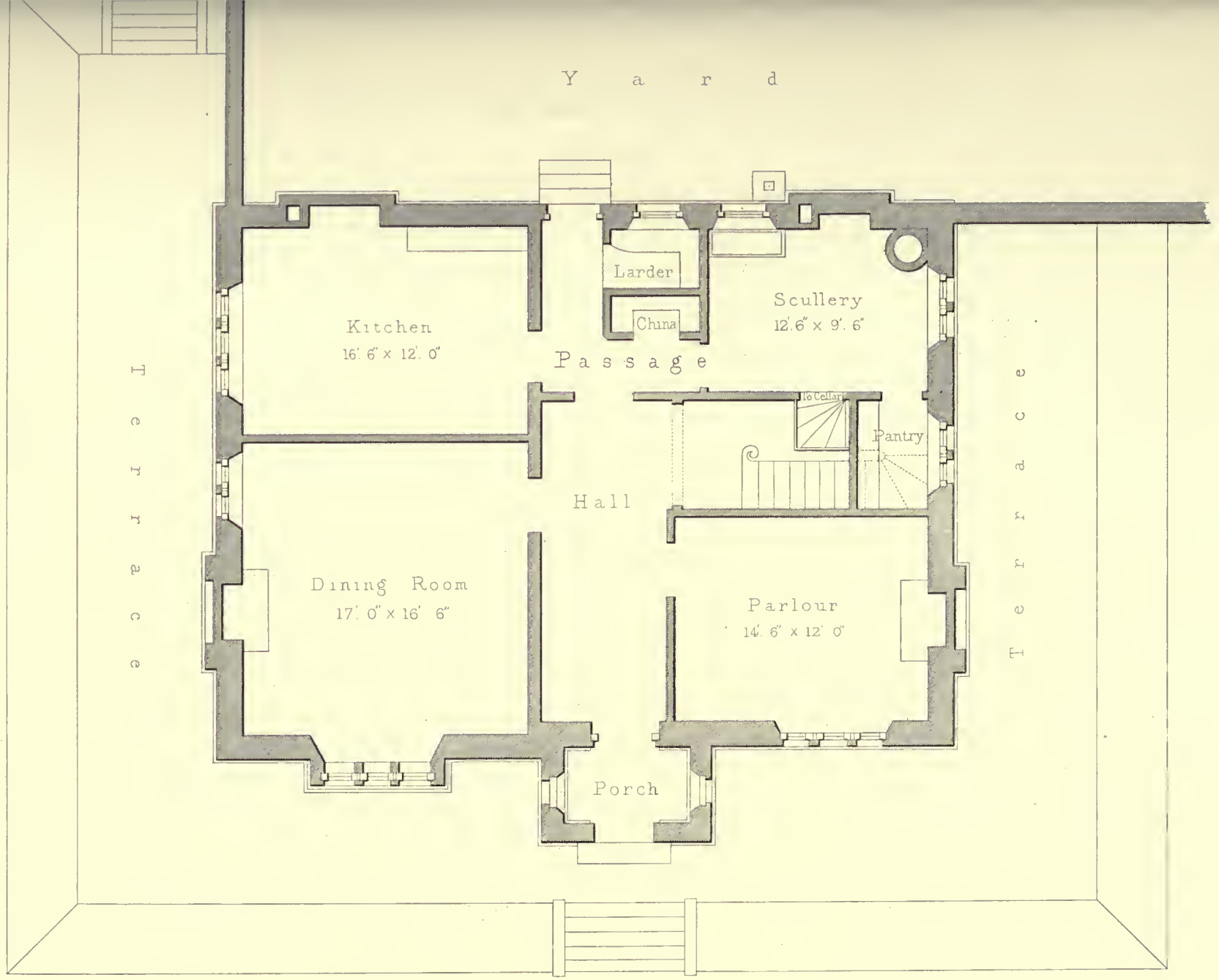
The shutters to bays and staircase windows to be revolving shutters fixed internally, as before described.

In all other respects, the kind of materials and workmanship used in the construction may be similar to that specified for Designs Nos. I and III., and the other finishings, fittings and decorations are to be at least equal in value to any that have been previously described, the principal alterations being such as may be required for the adaptation of the same to the different style of the building in question.

ESTIMATE.

This Villa can be erected in a good and substantial manner, with elaborate enrichments, according to Plates Nos. 24, 25, 26, 27, 28, 29, and 30, including Drainage, Stoves, Chimney-pieces, Bell-hanging, together with two Water Closets, and all other Fittings and Decorations described in the foregoing Specification—the external Dressings being executed in best Roman cement—for the sum of *Two thousand nine hundred and seventy-five pounds*	£2,975	0	0
But if the whole of the Dressings to the four fronts, including Main Cornice, be executed in Box Ground, or other stone of equal quality, and some portions, as specified, in Ransome's Patent Siliceous Stone add	£650	0	0

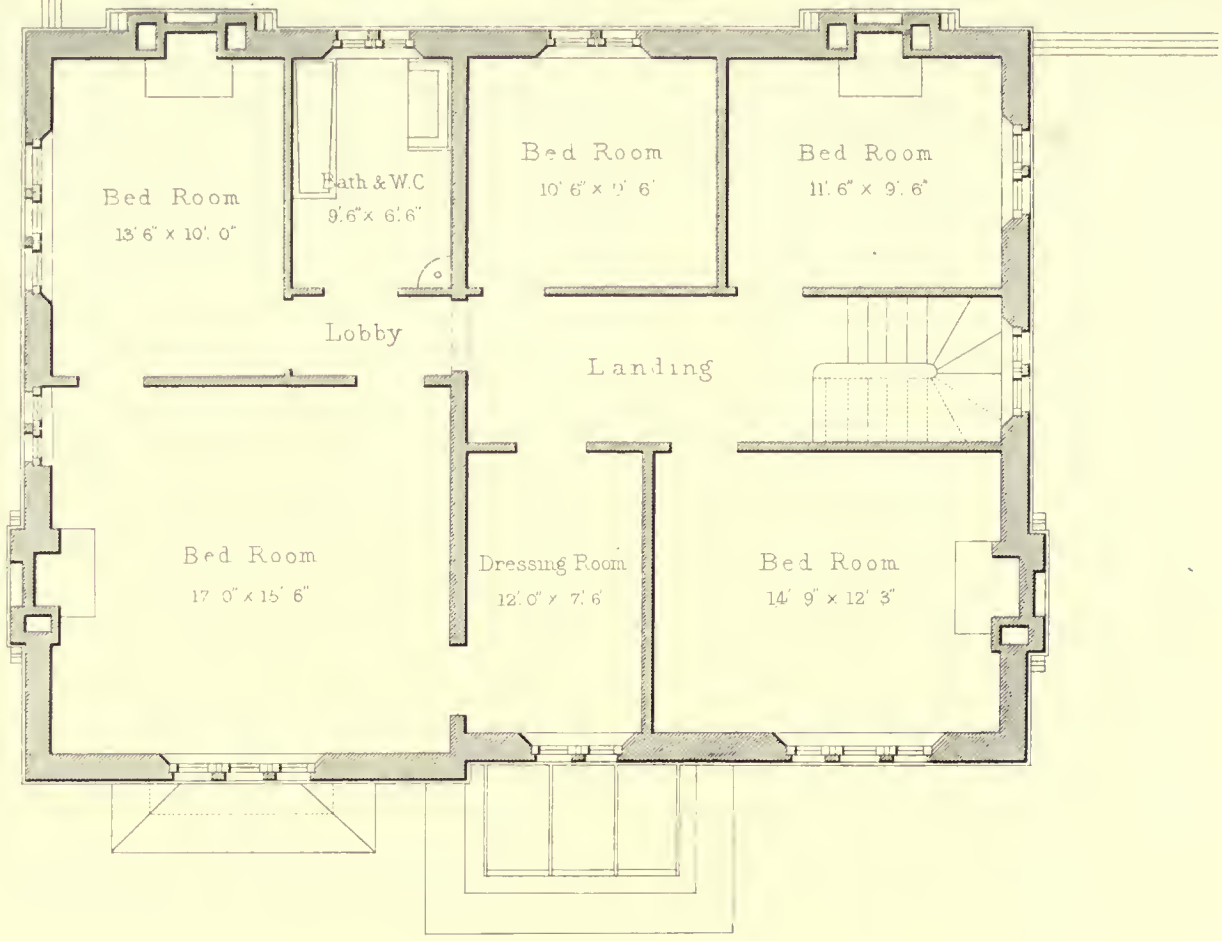
Note.— The foregoing Estimates are based upon the average prices of labor and materials throughout the country. In some districts the cost would be less probably by 10 per cent., whilst in others it might slightly exceed the sums named: and in every case the calculations are founded on the assumption that the buildings will be erected under competent professional superintendance.



GROUND PLAN.

Feet 10 5 0 10 20 30 40 50 Feet

Day & Son, Lith^rs to the Queen

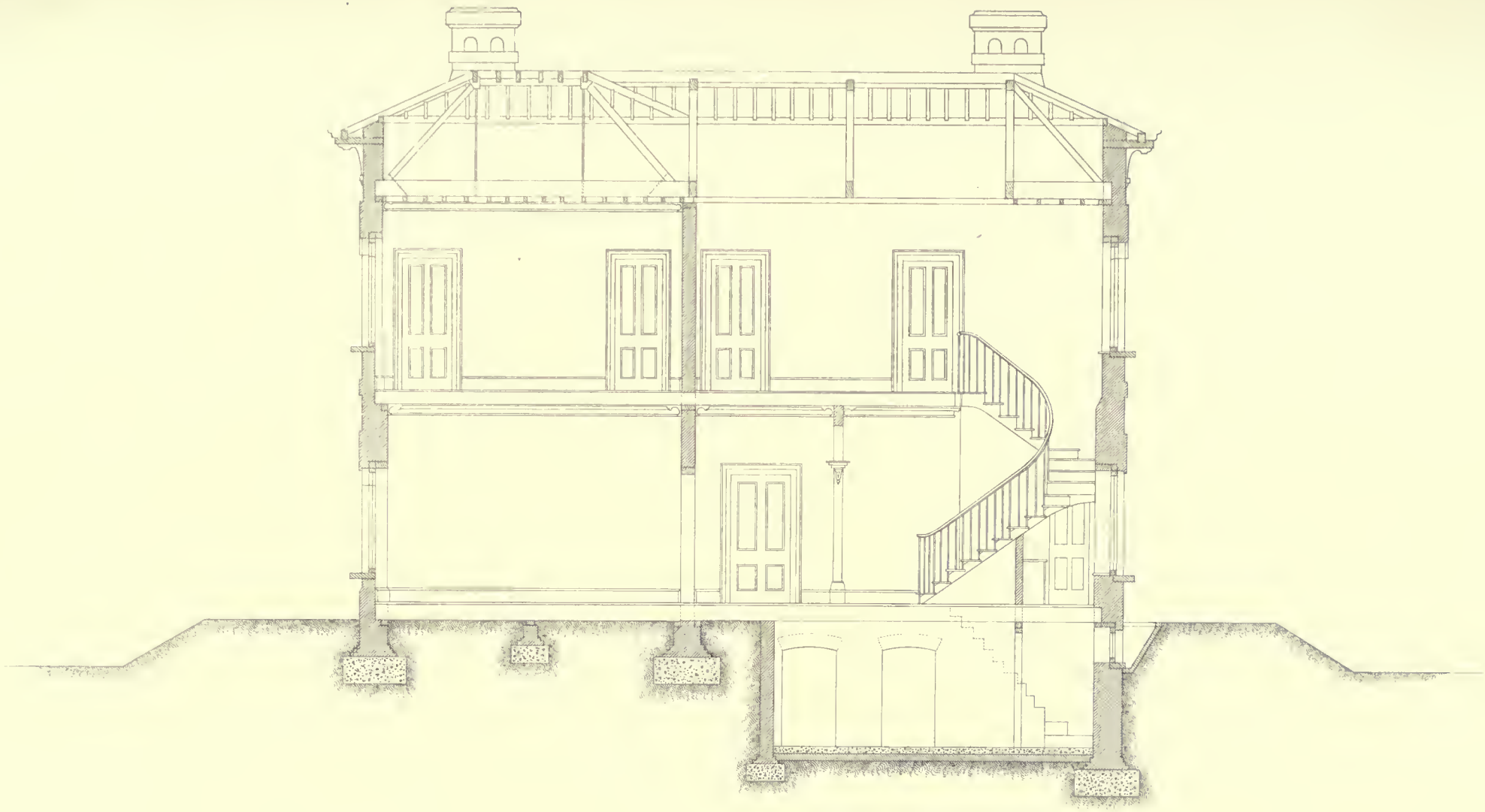


CHAMBER PLAN.

SCALE OF FEET

10 5 0 10 20 30 40 50

Day & Son, Lith.rs to the Queen



TRANSVERSE SECTION.

SCALE OF FEET

10 5 0 10 20 30 40 50

Day & Son, Lith.rs to the Queen

FRONT ELEVATION.

SCALE OF FEET

10 5 0 10 20 30 40 50

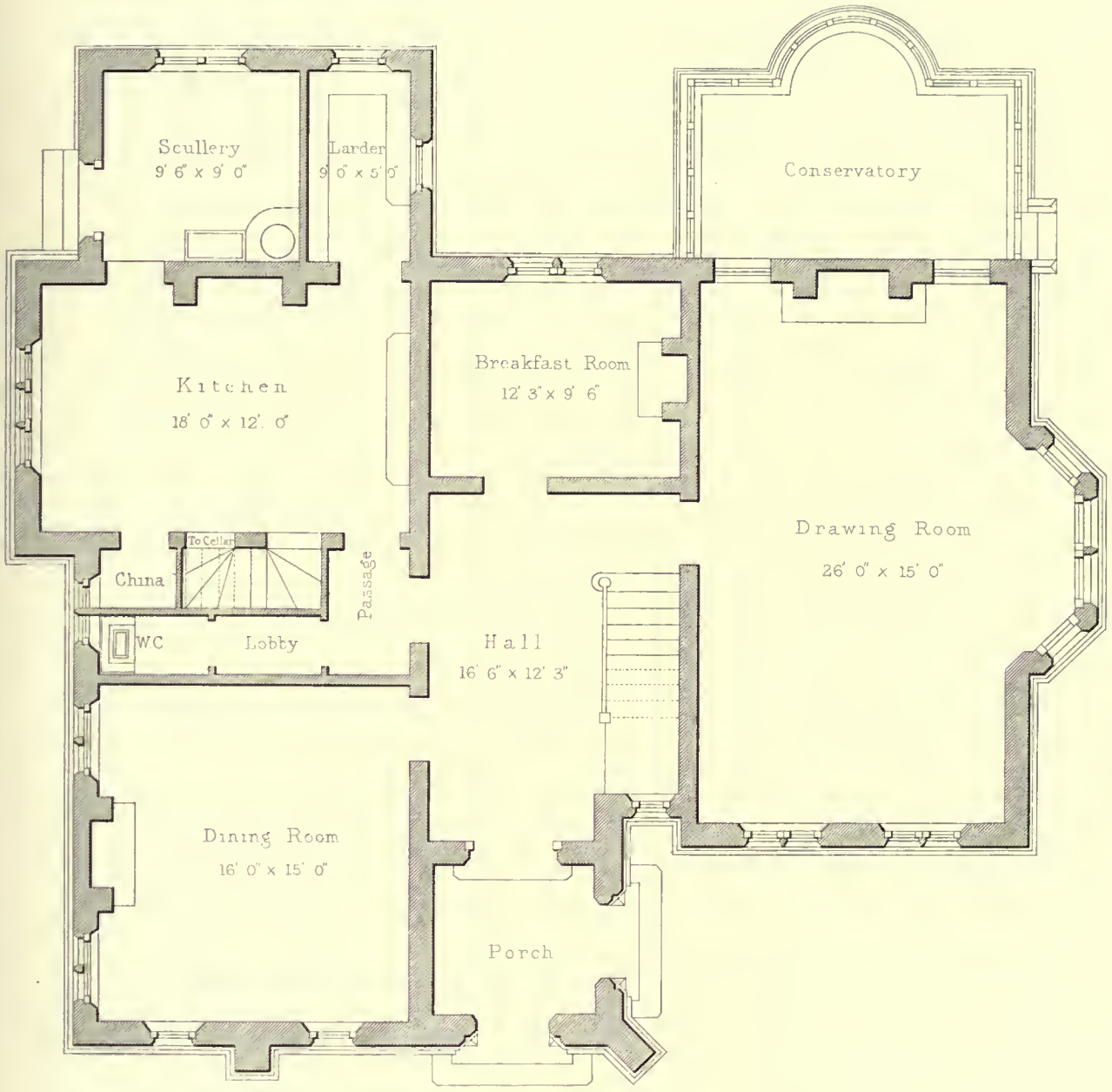
Day & Son, Lith^rs to the Queen.

SIDE ELEVATION.

SCALE OF FEET

10 5 0 10 20 30 40 5

Day & Son, Lith.rs to the Queen

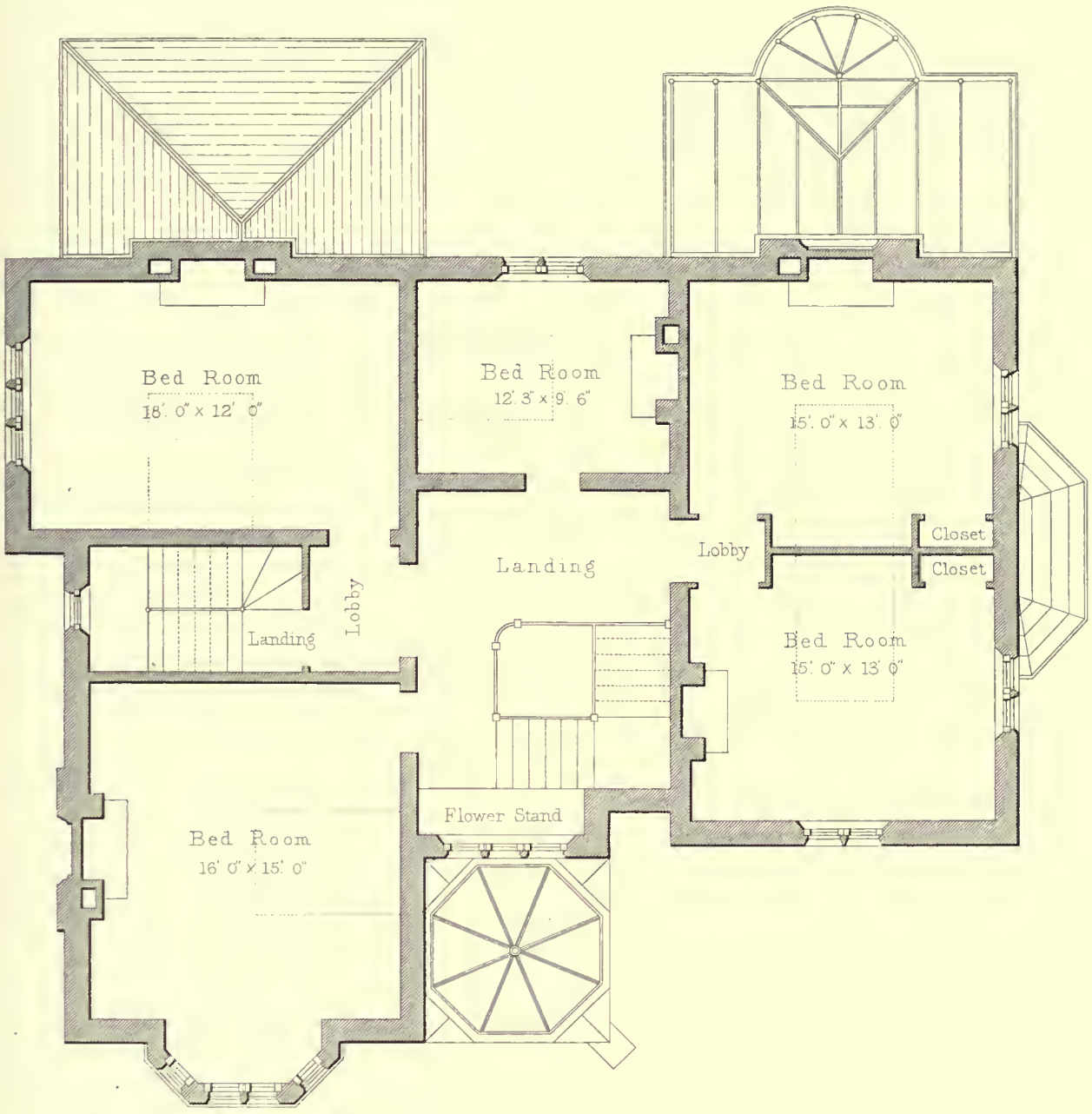


Ground Plan.

SCALE OF FEET

10 5 0 10 20 30 40 50

Day & Son Lith^rs to the Queen

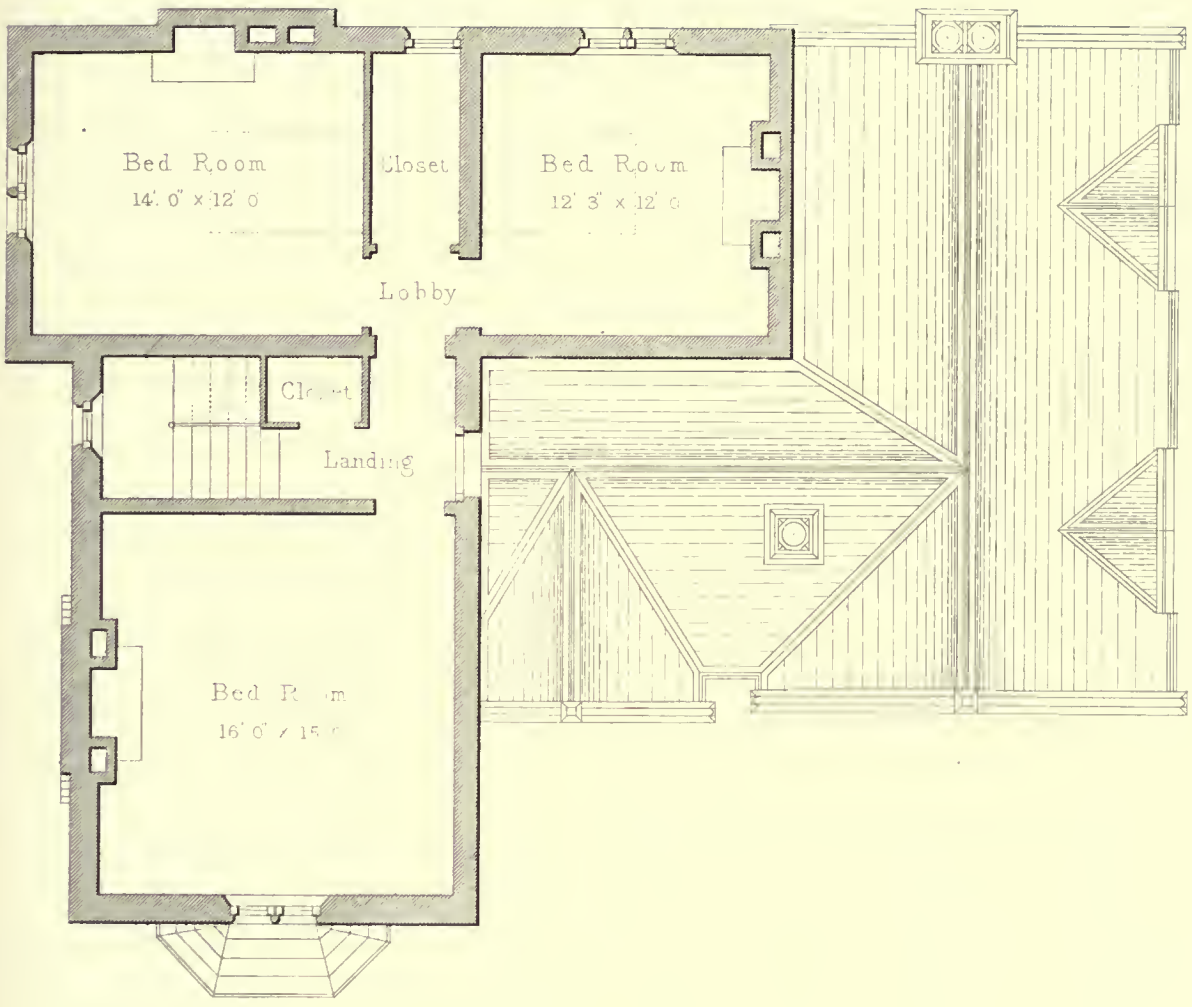


Chamber Plan.

SCALE OF FEET

10 5 0 10 20 30 40

Day & Son, Lith^rs to the Queen

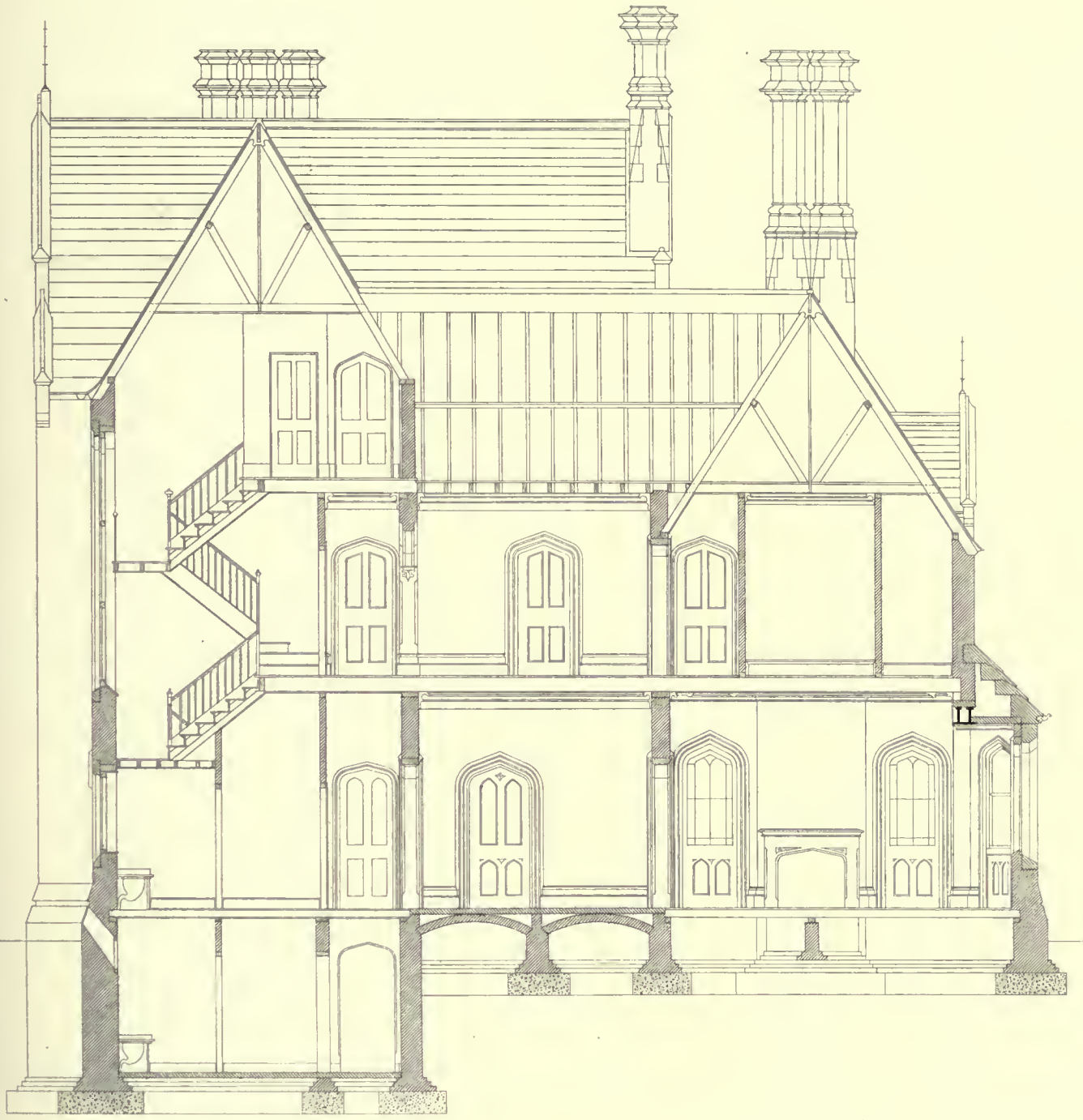


Attic Plan.

SCALE OF FEET

10 5 0 10 20 30 40 50

Day & Son, Lith.rs to the Queen



Transverse Section.

SCALE OF FEET

10 5 0 10 20 30 40 50

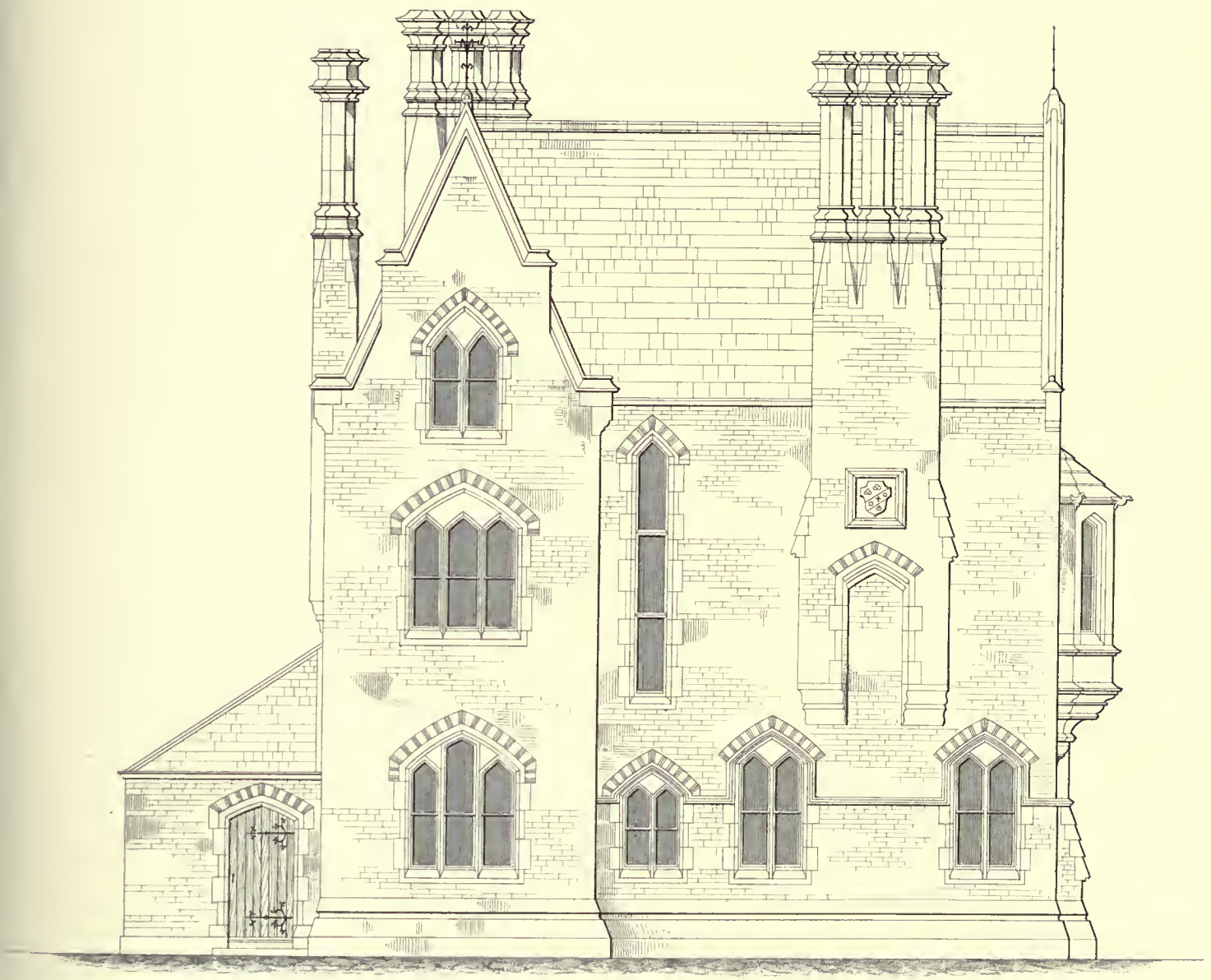
Day & Son, Lith^rs to the Queen

Front Elevation.

SCALE OF FEET

10 5 0 10 20 40

Day & Son. Lith.rs to the Queen

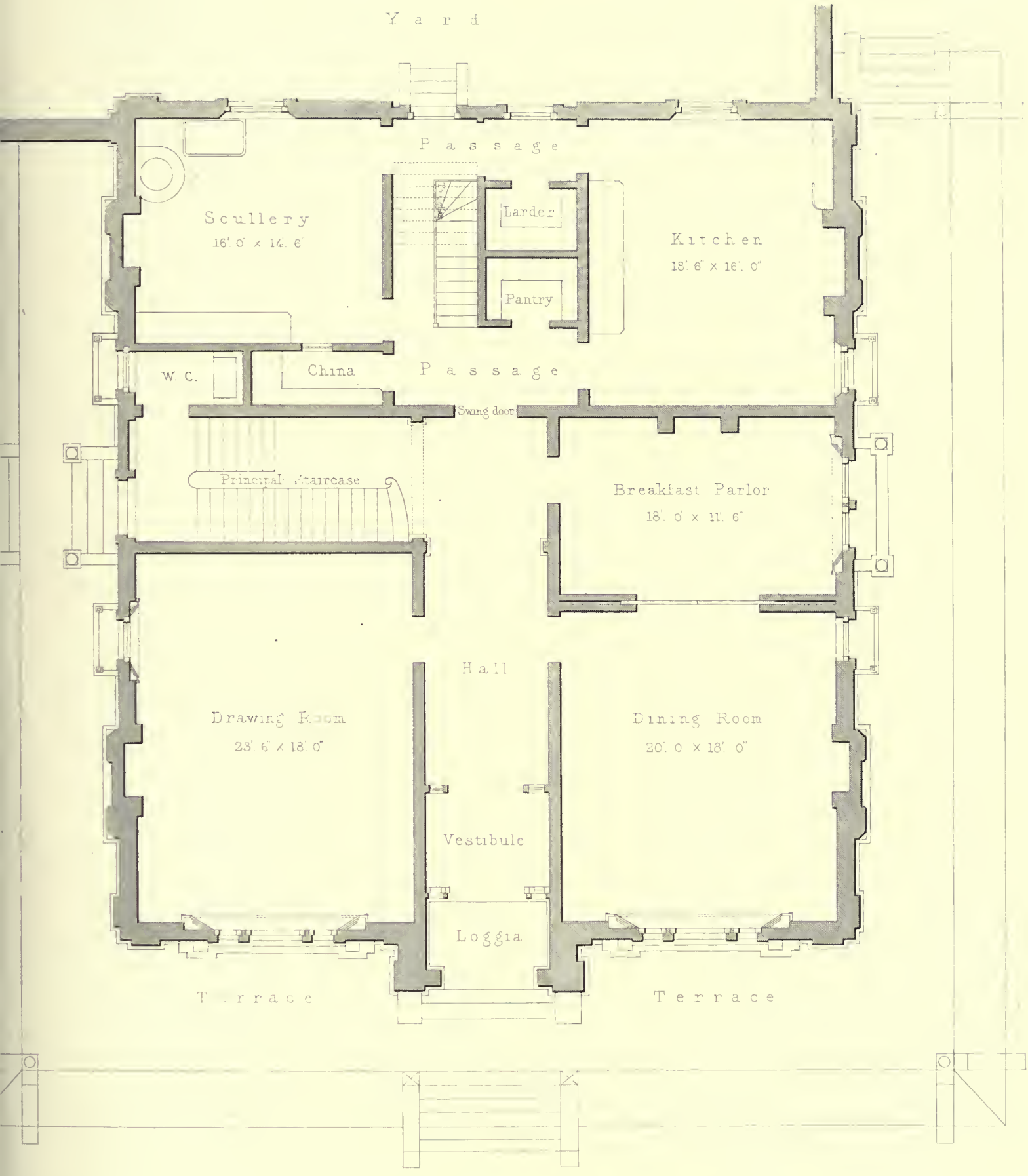


Side Elevation.

SCALE OF FEET

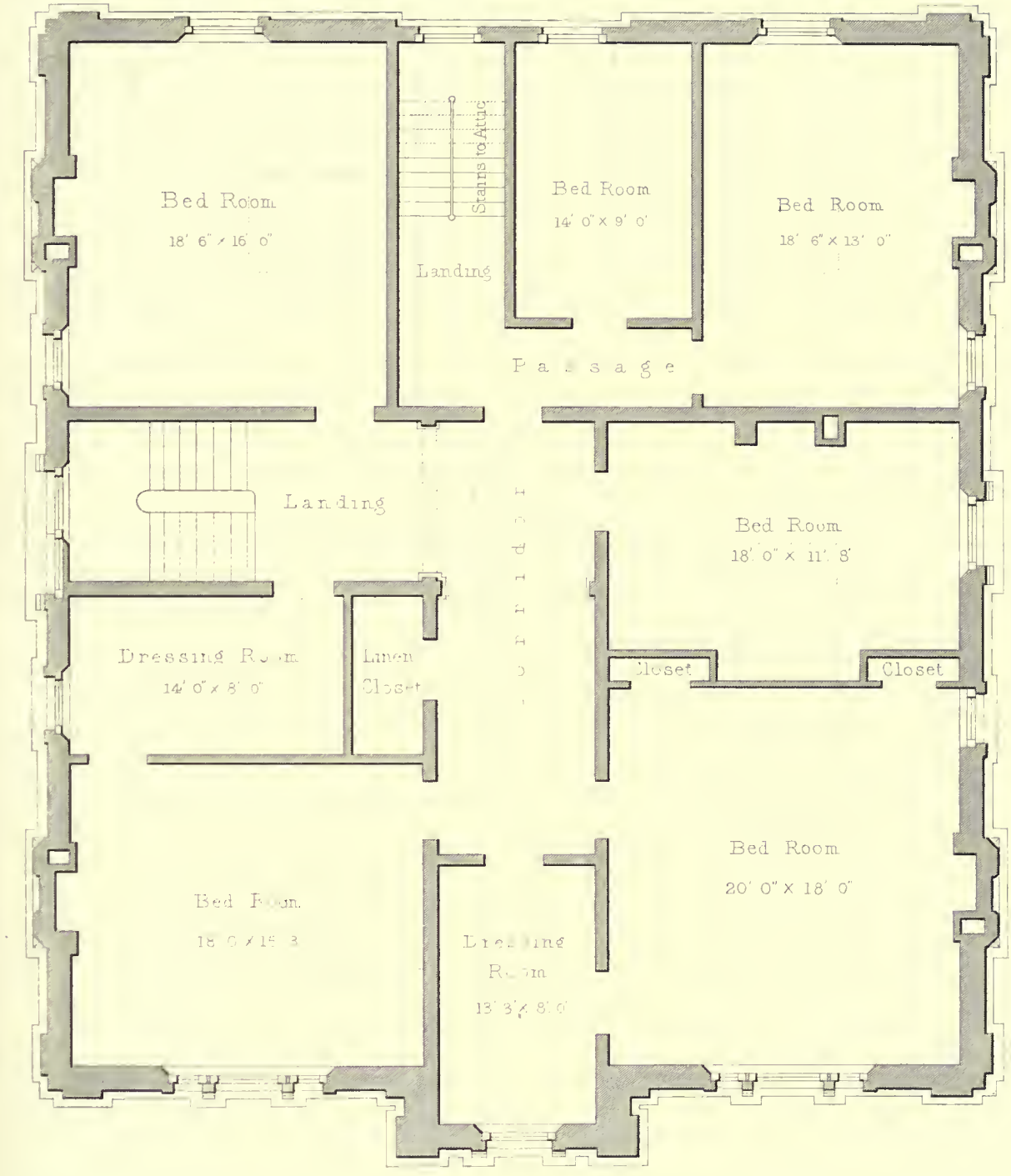
10 5 0 10 20 30 40 50

Day & Son, Lith.rs to the Queen



GROUND PLAN.

Day & Son, Lith.rs to the Queen



CHAMBER PLAN

ATTICS OVER THIS FLOOR

SCALE OF FEET

10 5 0 10 20 30 40 50

Day & Son, Lith^rs to the Queen

TRANSVERSE SECTION.

SCALE OF FEET

10 5 0 10 20 30 40 50

Day & Son, Lith^rs to the Queen

Front Elevation.

SCALE OF FEET

10 5 0 10 20 30 40 5

SIDE ELEVATION.

SCALE OF FEET

10 5 0 10 20 30 40 50

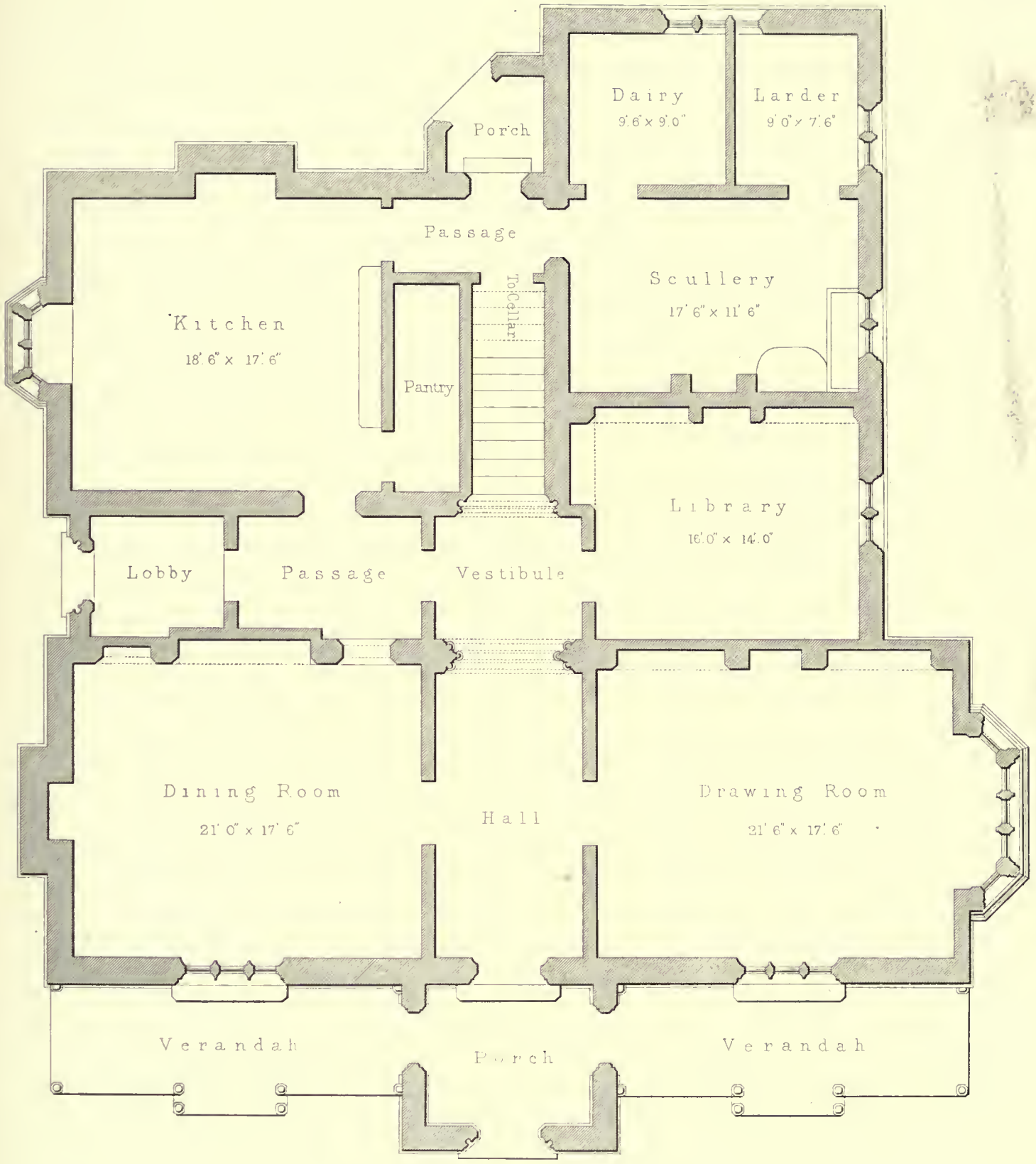
Day & Son, Lithrs to the Queen.

SIDE ELEVATION.

SCALE OF FEET

10 5 0 10 20 30 40 50

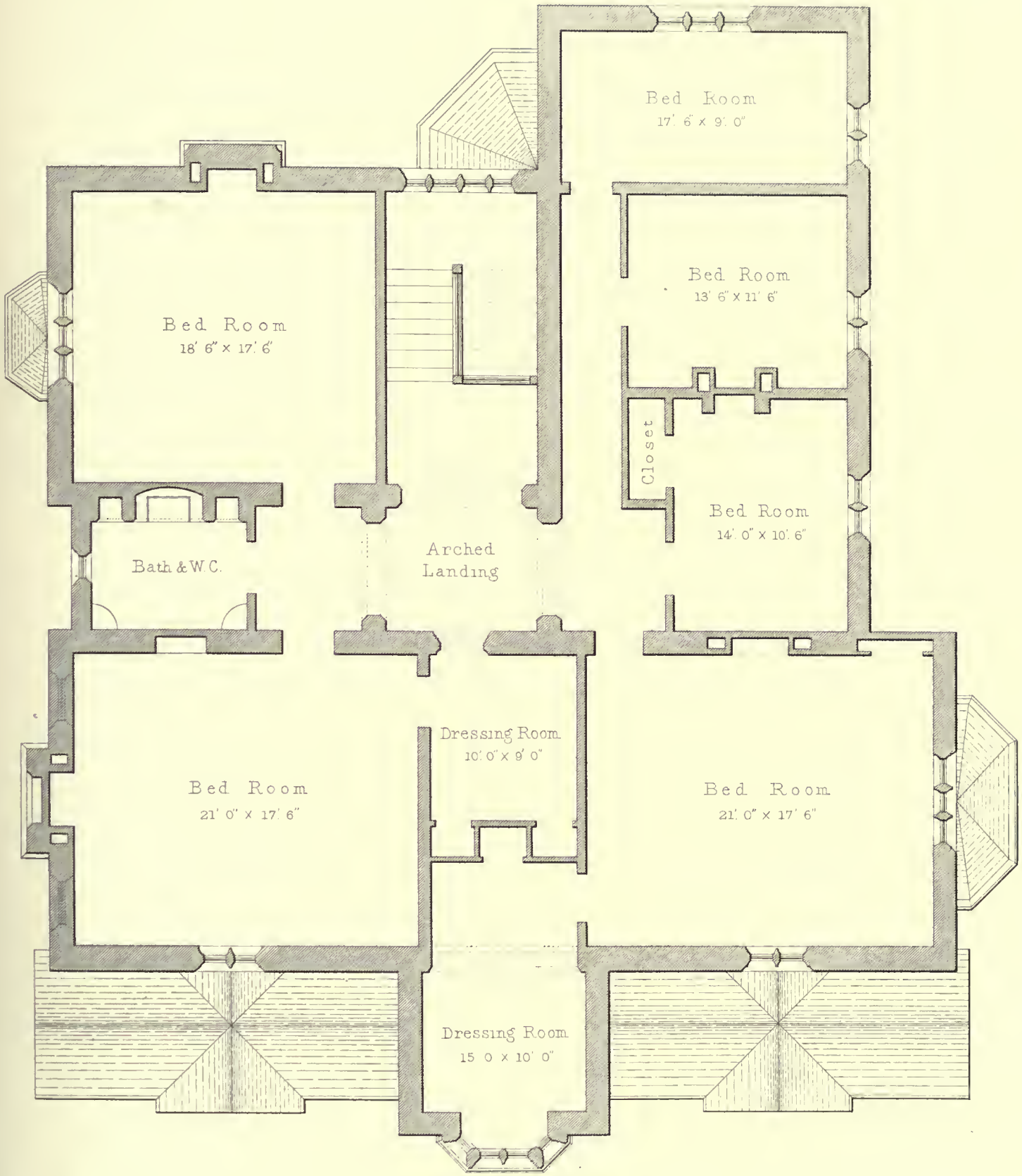
Day & Son, Lithrs to the Queen.



Ground Plan.

SCALE OF FEET

Lay & Son, Lithrs to the Queen

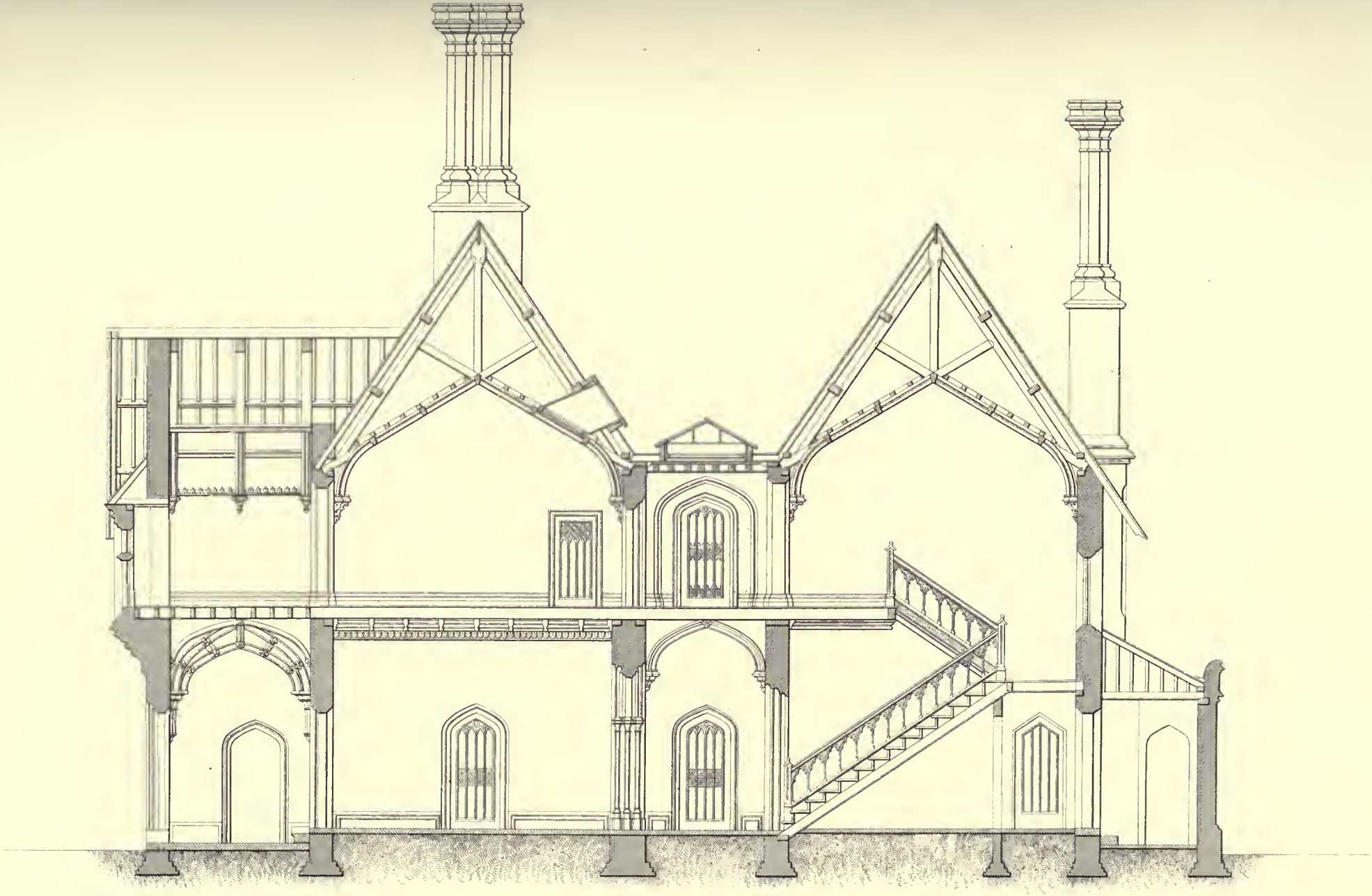


Chamber Plan.

SCALE OF FEET

10 5 0 10 20 30 40 50

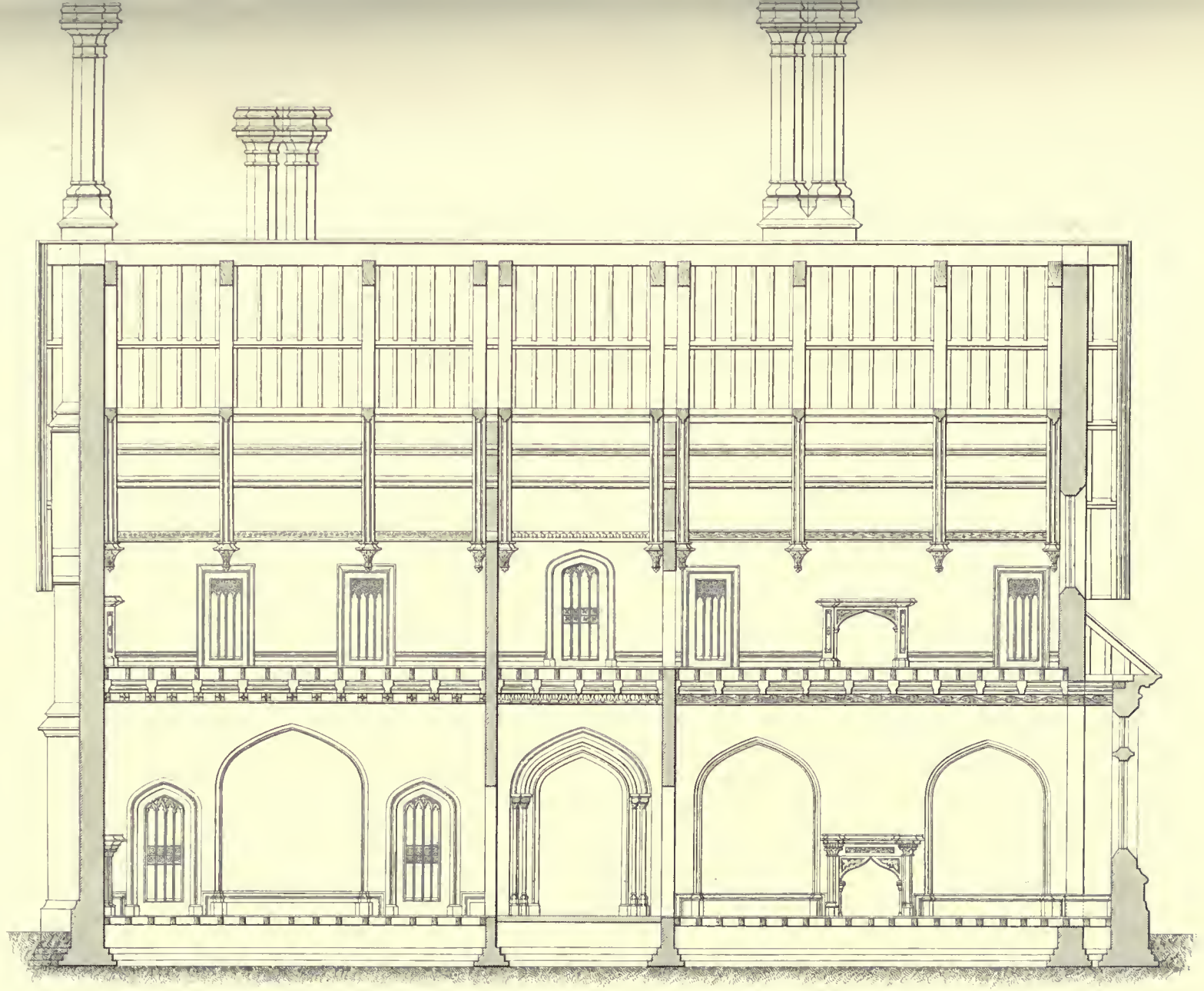
Day & Son, Lith.rs to the Queen



Transverse Section.

SCALE OF FEET

10 5 0 10 20 30 40 50



Longitudinal Section.

SCALE OF FEET

10 5 0 10 20 30 40 50

Day & Son, Lith^rs to the Queen

Front Elevation.

SCALE OF FEET

10 5 0 10 20 30 40 50

Day & Son. Lith^rs to the Queen.

Side Elevation.

SCALE OF FEET

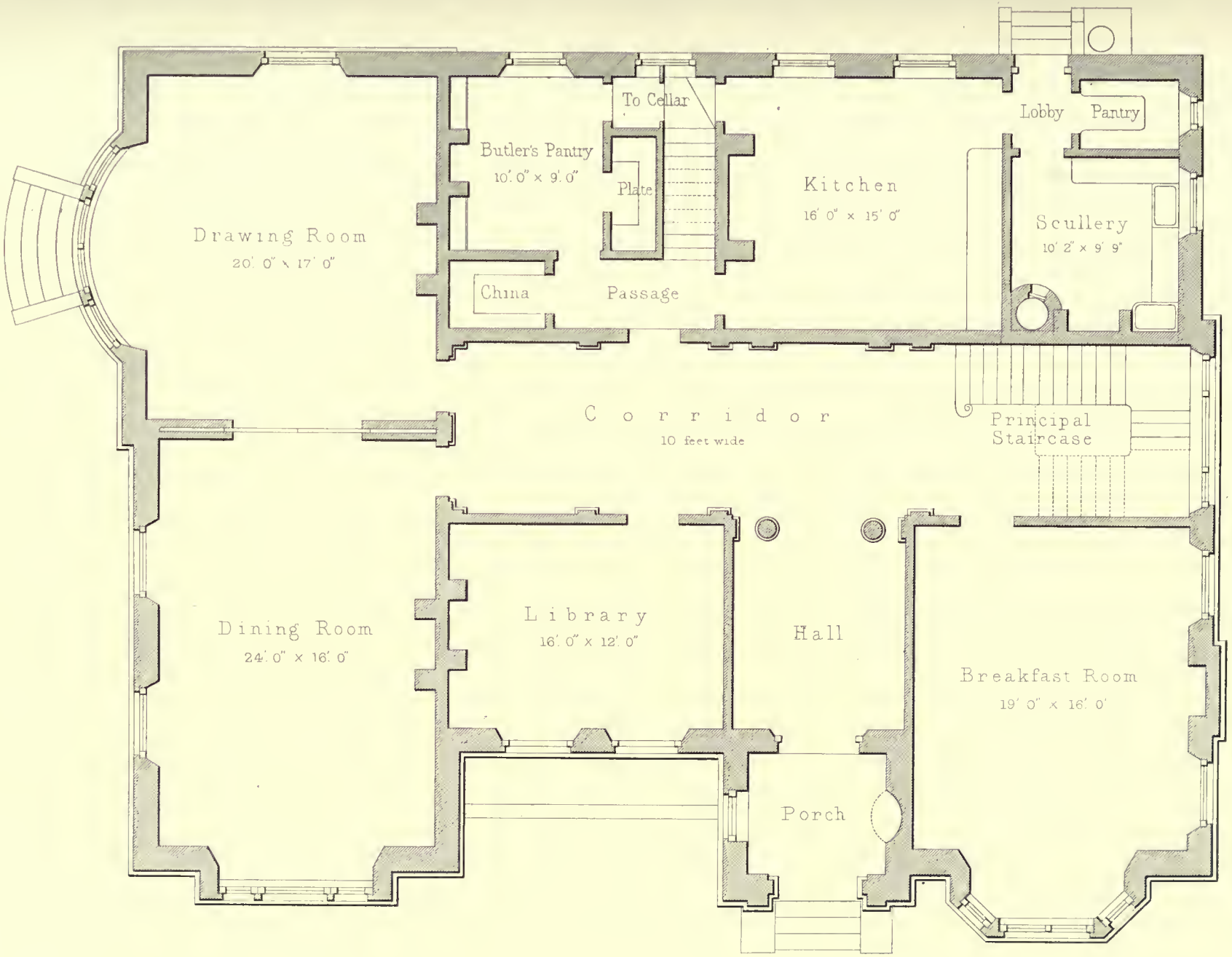
10 5 0 10 20 30 40 50

Day & Son, Lith^rs to the Queen

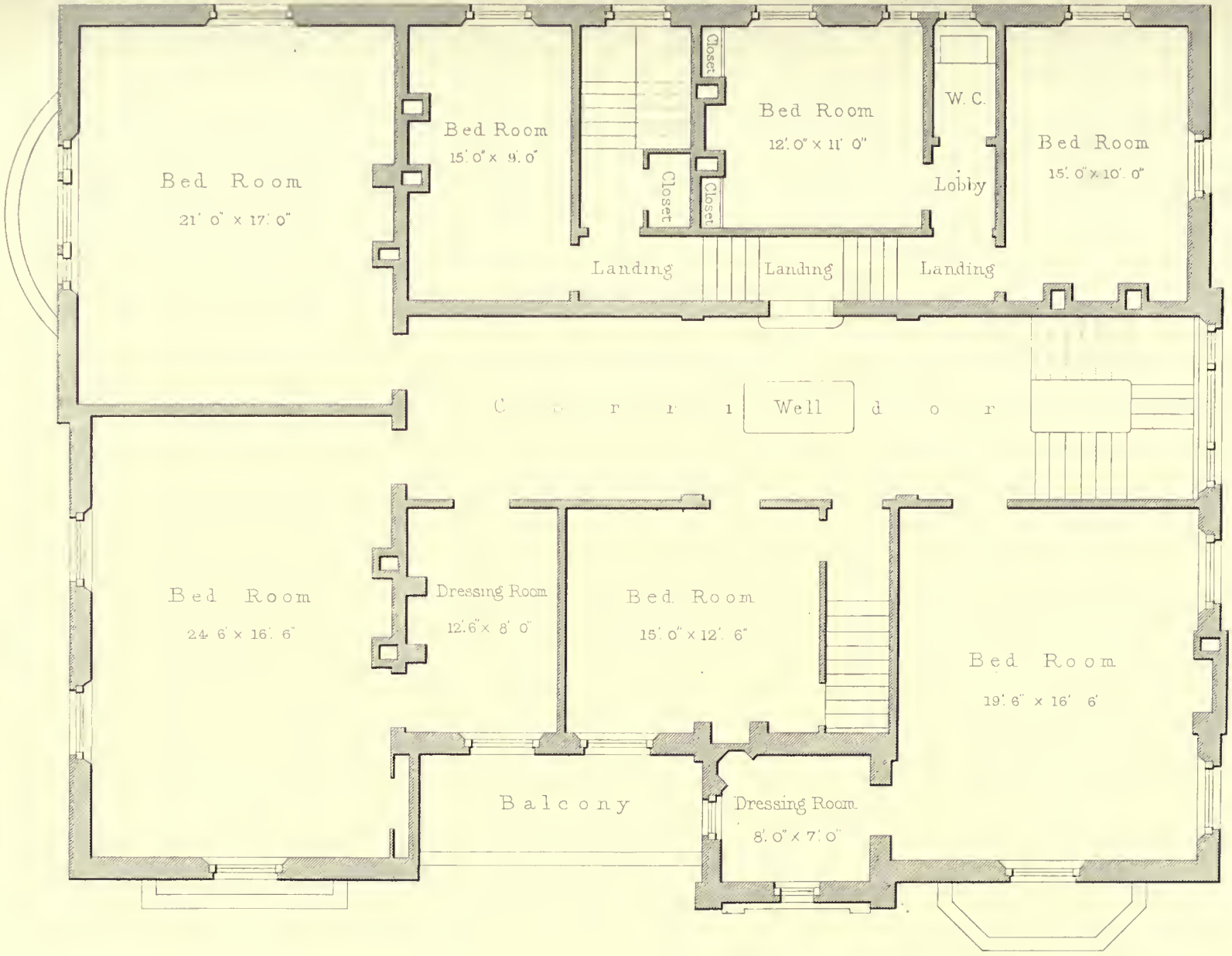
Garden Elevation.

SCALE OF FEET

10 5 0 10 20 30 40 50


To Cellar
Lobby
Pantry
Butler's Pantry
10' 0" × 9' 0"
Plate
Kitchen
16' 0" × 15' 0"
Drawing Room
20' 0" × 17' 0"
Scullery
10' 2" × 9' 9"
China
Passage
C o r r i d o r
10 feet wide
Principal
Staircase
Dining Room
24' 0" × 16' 0"
L i b r a r y
16' 0" × 12' 0"
Hall
Breakfast Room
19' 0" × 16' 0"
Porch

GROUND PLAN.



CHAMBER PLAN.

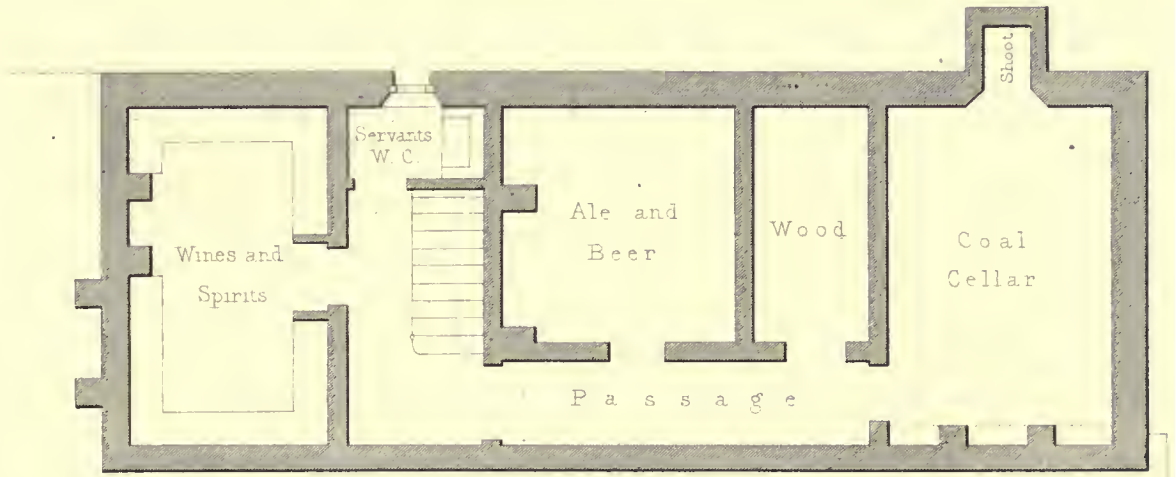
SCALE OF FEET

10 5 10 20 30 40 50

Day & Son. Lith^rs to the Queen

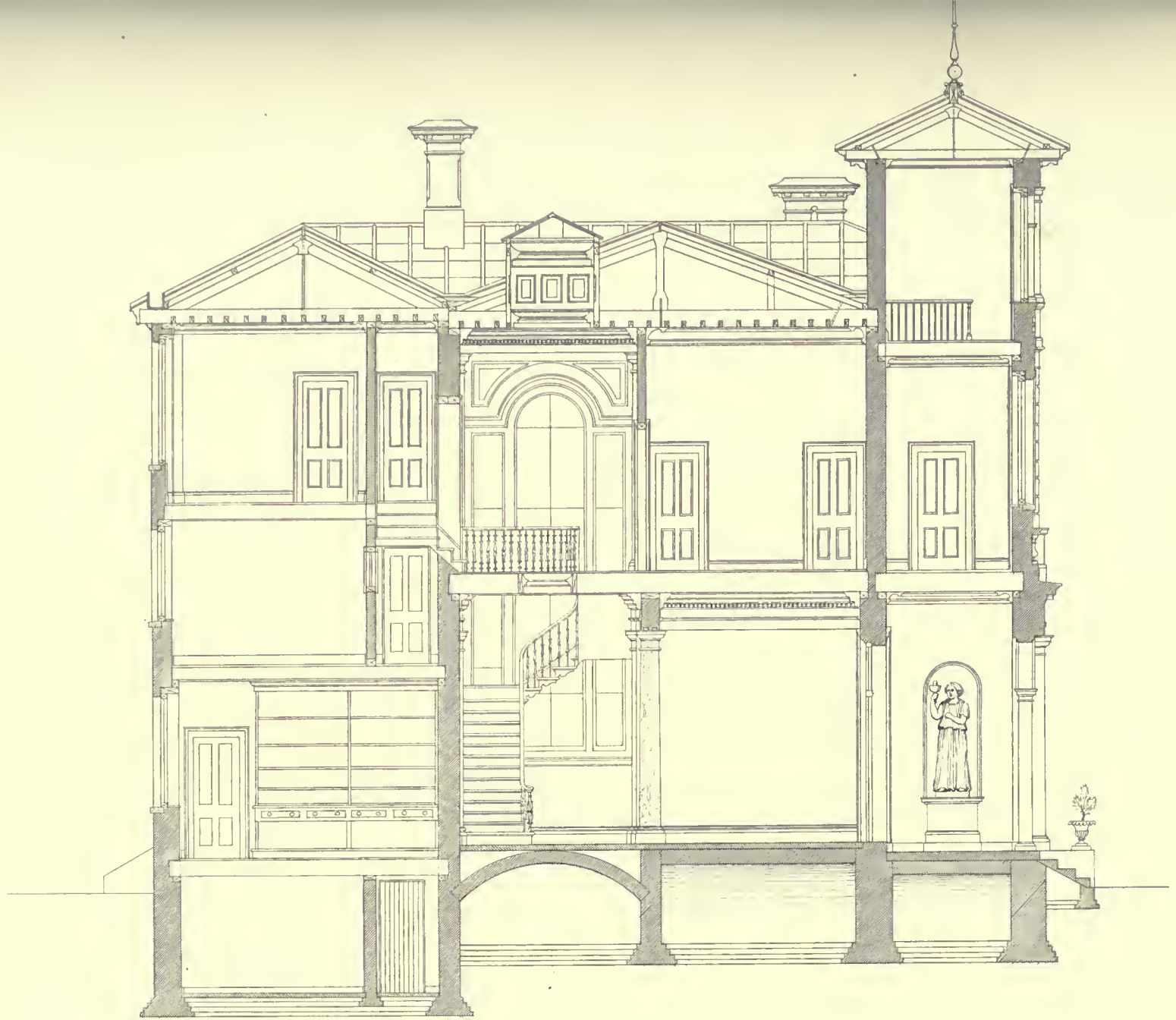
MEZZANINE PLAN

FOR SERVANTS CHAMBERS ONLY.



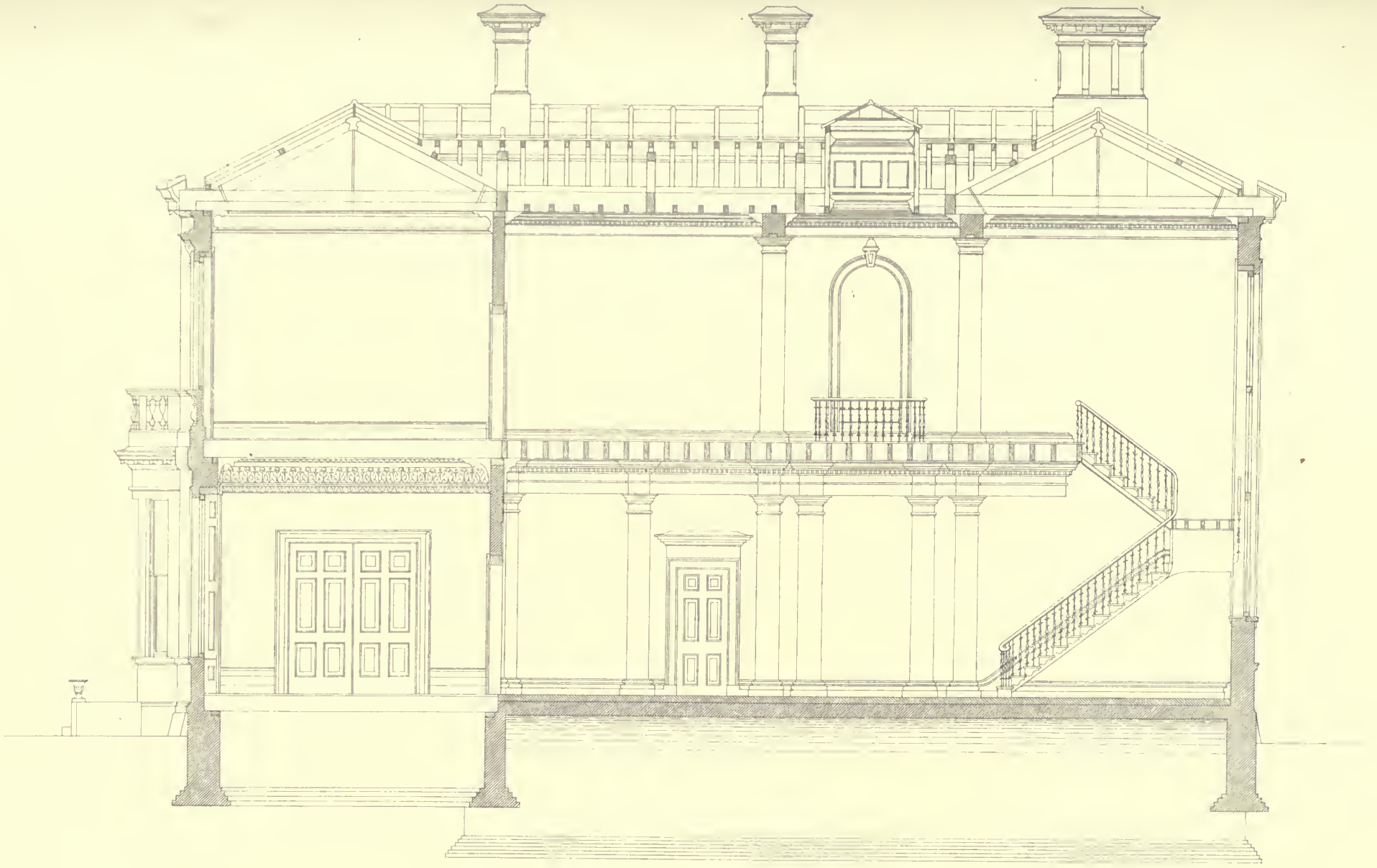
BASEMENT PLAN.

SCALE OF FEET



TRANSVERSE SECTION.

Feet 10 5 0 10 20 30 40 50 Feet



LONGITUDINAL SECTION.

SCALE OF FEET

10 5 0 10 20 30 40

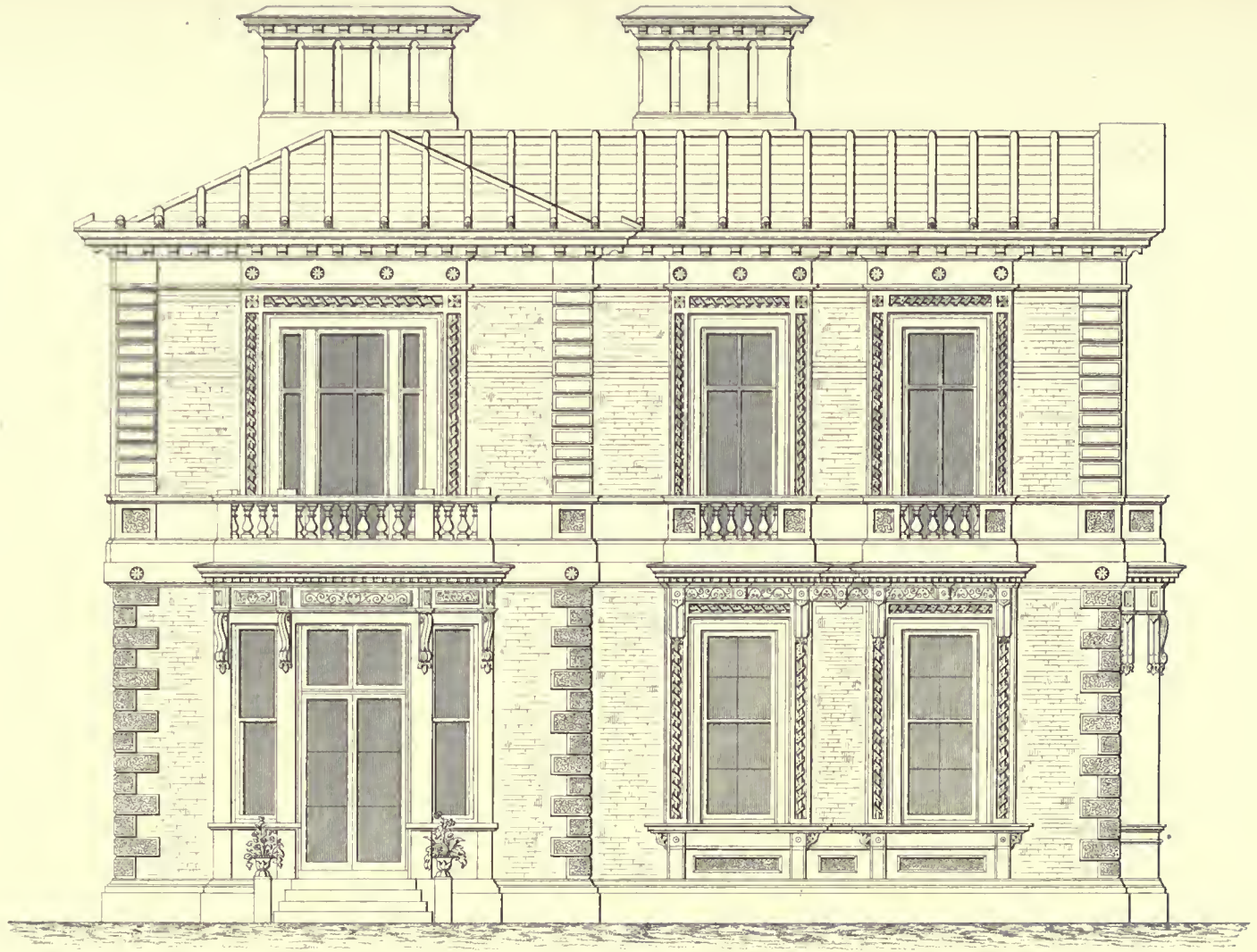
Day & Son, Lith^rs to the Queen

FRONT ELEVATION.

SCALE OF FEET

10 5 0 10 20 30 40 50

Day & Son, Lith^rs to the Queen



SIDE ELEVATION.

SCALE OF FEET

10 5 0 10 20 30 40 50

Day & Son, Lith^rs to the Queen

A

HANDY-BOOK

OF

VILLA ARCHITECTURE.

SECOND SERIES

NOTICE BY THE PUBLISHERS OF THE SECOND SERIES.

THE Specifications accompanying the Designs in the First Series will also apply to the Second Series. The Estimates which are given for each Design have been carefully calculated, so that each Villa may be completed in a substantial and artistic manner.

The interior fittings and decorations may, of course, be modified, or altered; but it is presumed in every case that the buildings will be erected under competent professional superintendence.

GENERAL SPECIFICATION

FOR WORKS TO BE PERFORMED ACCORDING TO THE FOLLOWING DESIGNS, IN ADDITION TO THE SPECIAL DESCRIPTIONS ACCOMPANYING EACH DESIGN.

EXCAVATOR.—The site of the villa to have all the necessary digging performed for the cellars, trenches for foundations, and drains.

The ground to be levelled so as to leave a hollow space for the circulation of the air under the entire ground floor.

BRICKLAYER.—All the bricks to be sound, square, well shaped, and well burnt, and of the best quality. All bricks for facings to be uniform in size and colour. None of the joints to exceed $\frac{3}{16}$ths of an inch in thickness.

If the nature of the site should require it, the walls are to be built on a bed of concrete not less than 12 inches thick, and 9 inches wider on each side than the walls, or on large flat bedded stones, if they can be easily obtained.

All walls are to have a layer of Orsi and Armani's Patent Seyssel Asphalte, $\frac{1}{2}$ inch thick, spread over the entire surface at the level of ground line, to prevent the damp ascending, or otherwise 2 courses of slates, laid and bedded in cement, with the joints properly overlapped.

If the site of the house is more than ordinarily damp, all the external walls should be surrounded by a dry area.

Rough discharging arches of 2 half brick rings in cement, and the whole thickness of walls (except facings) to be turned over all openings.

MASON.—All the stone for dressings to be uniform in colour, free from shakes, vents, clayholes, and other defects, and to be laid on its natural bed.

The joints to be made in lime putty, finely run, and mixed with stone dust to match the colour of the stone. None of the joints are to exceed $\frac{1}{16}$th of an inch in thickness.

All cornices and stringcourses to be properly weathered and throated.

The stone for paving and steps to be carefully rubbed, to have square butt joints, and to be laid hollow on brick sleeper walls.

CARPENTER and JOINER.—All the timber to be the best Memel, or Riga fir. The oak to be of English growth, and the whole to be well seasoned and free from all defects.

All openings to have strong lintels, 9 inches at each end longer than the apertures.

All joists to rest on plates, and to have proper herring-bone strutting not more than 4 feet apart, and each floor to be carefully pugged.

SLATER.—All slates to have a 3-inch lap, each slate to be fastened with 2 strong copper nails, and to be properly cut to all hips, valleys, and other parts where requisite.

All slates to be of one uniform size and colour, and great care is to be taken that all the horizontal and vertical lines are truly kept.

PLUMBER.—All the lead to be milled, 6 lbs. to the foot superficial for gutters, cisterns, soil pipes, &c., and 5 lbs. to the foot superficial for flashings, &c.

The pipes and taps for the water supply to be of the best quality and strength.

The water to be laid on to the usual places, and to each bath-room and dressing-room.

SMITH and IRONFOUNDER.—The kitchen and scullery to be fitted with ranges, self-supplying boilers, ovens, hot plates, and boilers to supply bath-rooms and dressing-rooms. All the other rooms to have register stoves fitted with Billing's patent throat valves and chimney terminals.

Each story to have 2 tiers of Tyerman's patent hoop iron bond, laid in cement, and properly lap-jointed and rivetted.

PLASTERER.—The walls and ceilings of ordinary rooms to be rendered and set, those to the best rooms to be rendered, floated, and set, unless described to be stuccoed.

The brick walls of cellars, &c., to be twice lime-whited.

All the cornices and enrichments may be executed with Casentini's Patent Hydroboron, or as before described.

PAINTER and GLAZIER.—All the woodwork and ironwork, both externally and internally, to be painted three times in the best lead and oil.

The entrance doors, and the woodwork to the best rooms, not described to be of oak or mahogany, to be grained in the best manner either wainscott or maple, and to be twice varnished with the best Copal varnish.

All the glass for the servants' rooms to be the best Newcastle crown glass, and the remainder to be the best patent plate from Messrs. Chance & Co., of Birmingham. The whole of the glass to be properly bedded and sprigged, and to be left perfect and clean at the completion of the work.

PAPERHANGER.—It is recommended that the very artistic designs by Mr. Owen Jones should be examined before deciding upon any pattern.

The prices will be found not to exceed those in ordinary use.

GENERALLY.—No materials or workmanship of any kind to be omitted which may be necessary for the due and proper completion of all the works of each trade in a substantial and workmanlike manner.

OUTLINE SPECIFICATIONS AND ESTIMATES.

Design No. I.

SPECIFICATION.

EXTERNALLY.—The woodwork generally, such as the angle posts, horizontal ties, the ornamental strutts and cross bracing, the jambs, sills, heads, mullions and transoms, to windows; the posts, ornamental barge boards, and doors to porch, and the ornamental barge boards to gables of roofs, and dormers generally, to be of the best English oak, soundly framed and pinned together with oak pins, and properly bonded to the brickwork.

The space between the woodwork to be filled in either with coloured bricks, or ordinary stock bricks rough cast, and distempered on the face.

The roofs to be covered with good plain tiles, with bands of ornamental tiles as shown; to be of a uniform size and colour laid to a close gauge on oak laths, and each tile to be well pegged.

The ridge tiles to be properly set and pointed in cement. The valleys to be formed of tiles moulded to the required angle and pitch.

The gables to main building and dormers to have ornamental finials as shown, the centre rod to be of wrought iron securely fixed to the roof timbers, the ornaments to be of stamped and perforated zinc, and the whole to be painted and gilded in the best manner.

The foundations, drain pipes, eaves, gutters, rain pipes, and other works to be carried out according to the previous specifications.

INTERNALLY.—The rooms generally to have the walls and ceilings rendered floated and set, as described in the General Specification. The cornices to have mouldings and enrichments as shown. The skirtings to be formed either in Parian cement, or Casentini's patent Hydroboron.

The dining-room to have oak-framed and moulded dado with moulded capping.

The bed-room over drawing-room to have the walls lined with oak, framed, wrought and chamfered as shown on the Section, plate No. 3.

The doors generally with their linings and architraves to be of oak, wrought, framed, moulded, and stop chamfered, and to be hung with ornamental wrought iron floriated hinges; to be fastened with Hobbs' patent mortice locks, with ornamental burnished brass handles and furniture to the best rooms, and good ordinary fittings to the other rooms.

The fittings to scullery, larder, pantry, and water-closets to be erected as before described.

ESTIMATE.

This design can be carried out and completed in a good and substantial manner, according to Plates Nos. 1, 2, 3, 4, 5, and 5a, with all decorations and fittings complete, for the sum of *One thousand, four hundred and seventy-nine pounds* £1,479 0 0

Design No. II.

SPECIFICATION.

EXTERNALLY.—The walls to be faced with the best Malms, or white Suffolk bricks, the bands, jambs, and arched heads to windows, shown by the dark etched lines on the elevations, to be of red or black bricks.

The plinths, string courses, keystones, and springers to windows, the piers to bay window of drawing-room, and the piers and enrichments to entrance porch to be of stone. The corbels and balconies to bed-room windows are also to be of stone.

The panels under main cornice and beneath balconies to be filled in with glazed ornamental coloured tiles well bedded in cement.

The gutters to main cornice to be of cast iron, moulded to detail, to be laid to a proper fall, to have lap joints, and to be put together with iron cement, and properly connected with the rain-water pipes.

The entrance porch and balconies to have ornamental cast-iron railing as shown, securely let and fastened into the brickwork, and tenoned into the stonework, and run with lead.

The roofs to be covered with the best Festiniog Ladies slates, lapped and fastened as before described.

The conservatory to be constructed with wrought and chamfered deal posts tenoned into sunk, weathered, and throated oak sill, fixed to the stone plinth. The glazed side lights and the sashes forming the lean-to roof to be executed according to the last improvements for hothouses, as patented by Sir Joseph Paxton, M.P.

INTERNALLY.—The ceiling of loggia to be vaulted and panelled in Parian cement, or Hydroboron, and to have proper wood bracketing and cradling for same.

The floor of loggia to be paved with encaustic tiles, laid on a bed of concrete, six inches thick, and to have ornamental margin.

The staircase, handrail, and balusters to be executed as described in specification No. 5.

The water-closet and bath-room on chamber floor to be fitted up with the best Spanish mahogany, French polished, and to have similar framed and moulded dado, 3 feet 6 inches high, with moulded capping and skirting.

The doors to water-closet and bath-room to be glazed with ornamental obscured glass.

ESTIMATE.

This Villa can be erected and entirely completed according to Plates Nos. 6, 7, 8, 9, 10, and 11, including the hot-water pipes and fittings to Conservatory, the fittings to Servant's offices, and the laying on of hot and cold water to Bath-room and Dressing-room, and also to Chamber and Attic floor, for the sum of *One thousand, eight hundred and ninety-six pounds* £1,896 0 0

Design No. III.

SPECIFICATION.

EXTERNALLY AND INTERNALLY.—All the walls to be carried up in brickwork as before specified, the facings to be either red or white bricks, with stone quoins, plinth, strings, cornices, copings, chimney-caps, door and window jambs, cills, heads, mullions, &c.

The arches, bands, and similar parts to be in coloured bricks to harmonize with the facing bricks that may be employed.

The interior fittings generally to be of a similar character to those previously specified and described in specification No. 2.

ESTIMATE.

The cost of erecting this handsome and convenient Villa, and completing the same with the most modern improvements, according to Plates Nos. 12, 13, 14, 15, and 16, would be *Nineteen Hundred and fifty-seven pounds* £1,957 0 0

Design No. IV.

SPECIFICATION.

EXTERNALLY.—All the walls to be constructed of brick as before described, but the facings generally to be of white or malm bricks, of uniform size and colour, neatly pointed with a flat white joint.

The dressings to windows, plinths, string courses, quoins, cornices, chimneys, and enrichments generally, to be executed in Portland cement.

The balconies and window-cills to be of stone, carefully rubbed and moulded to the requisite forms, and to have ornamental ironwork to same as shown.

The steps and landings to be of stone as before described.

INTERNALLY.—All the internal fittings generally to be as before described.

The plate strong closet to have stone jambs and heads, and to be fitted with a strong solid wrought-iron door and frame, with Hobbs' best patent lock and index knob.

The folding doors between drawing-room and dining-room to be suspended on a strong wrought-iron bar and wheels, and to be arranged so as to slide easily into the hollow space to be formed in the brick wall.

The boudoir may be fitted up with framed and moulded dado, to be painted white and gold, and the space between top of dado and cornice may be filled in with silk worked to design.

The ceiling of hall to be formed into panels with moulded ribs and enrichments, as shown on chamber plan, and to be glazed with ornamental stained glass.

ESTIMATE.

This Villa can be erected in a good and substantial manner, according to Plates Nos. 17, 18, 19, 20, 21, 22, and 23, with all the necessary decorative embellishments and fittings, for the sum of *Three thousand and thirty-six pounds*	£3,036 0 0
If all the external dressings and enrichments are executed in stone, there would be an additional cost of	£520 0 0

Design No. V.

SPECIFICATION.

EXTERNALLY.—This design may have the walls faced externally with red bricks and stone, or cement dressings and enrichments, such as the moulded plinths, piers, pilasters, quoins, cornices, copings and ornaments to parapets, chimney-caps and bases, &c.

The jambs, heads, cills, and mullions to windows, to be of stone.

The walls might be faced with rubble stone, or flint, and all the beforementioned dressings and enrichments be executed in stone.

The conservatory to be formed with ornamental cast-iron columns and arched heads and semicircular ribs, the space at foot of columns, and also under cornice, to have ventilators hung therein on strong centres, and to be made so as to open and shut easily when required.

The improved method of construction and ventilation, as patented by Sir Joseph Paxton, M.P., would render this portion of the design complete in every particular.

The roofs generally may be covered with the best Bangor slates, the ridge to have ornamental cresting from the Vieille Montagne Zinc Company, or from MM. Barbezat & Co., of Paris. The turret to have enriched finial and vane from the same establishments.

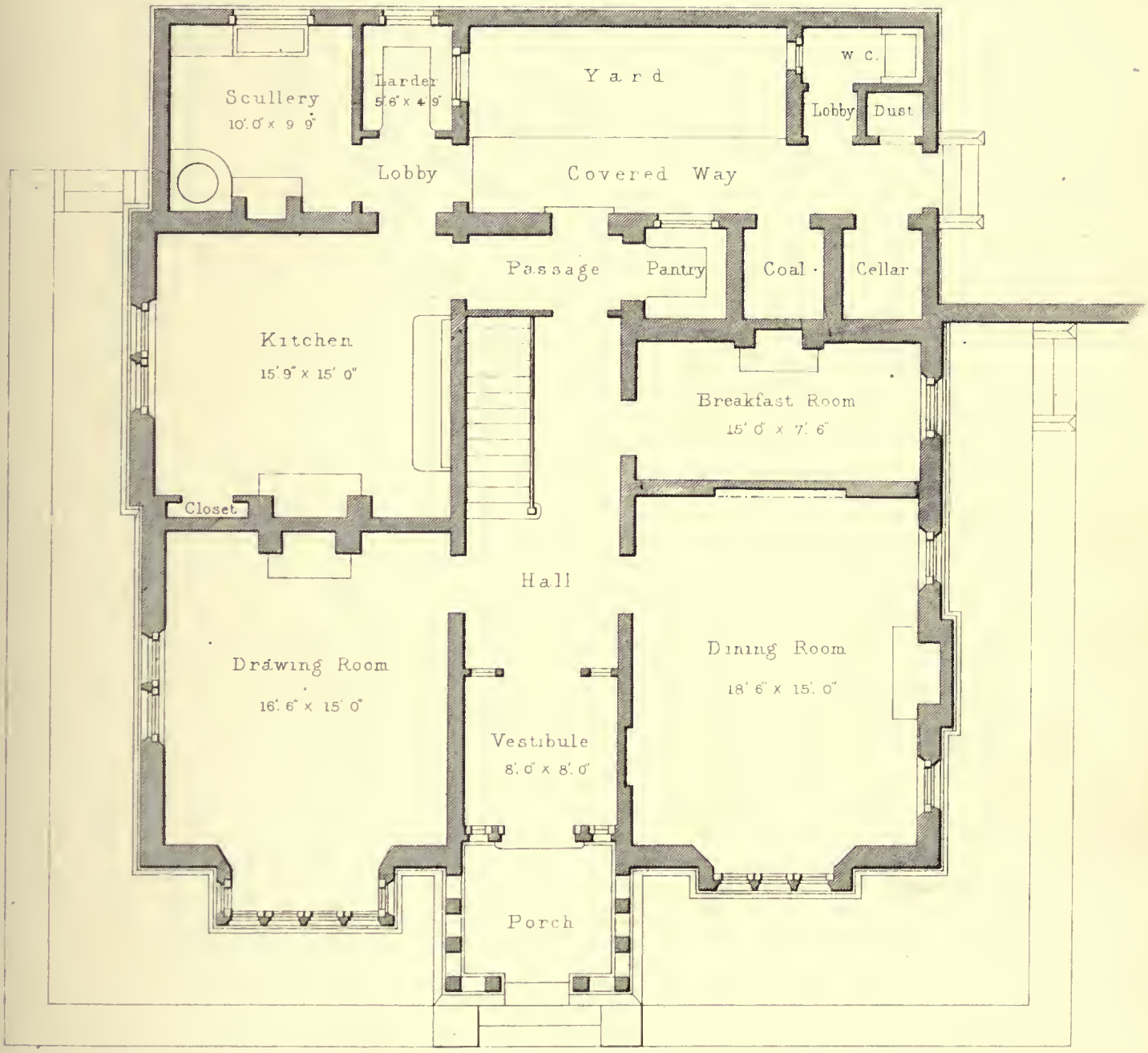
INTERNALLY.—The floors generally to be as before described.

The porch may be paved with encaustic tiles. The vestibule, hall, and principal staircase may be floored with Arrowsmith's parquetry.

The principal staircase to be of pitch pine, with moulded nosings returned on the ends, and to have turned and moulded newells, Spanish mahogany rails, and ornamental wrought-iron balusters, painted and gilded.

ESTIMATE.

This design can be carried out and thoroughly completed according to Plates Nos. 24, 25, 26, 27, 28, 29, and 30, for the sum of *Two thousand six hundred pounds*	£2,600	0	0
But if the external Decorations and Sculpture are executed in stone, there would be an additional cost of *Twelve hundred and seventy-six pounds*	£1,276	0	0

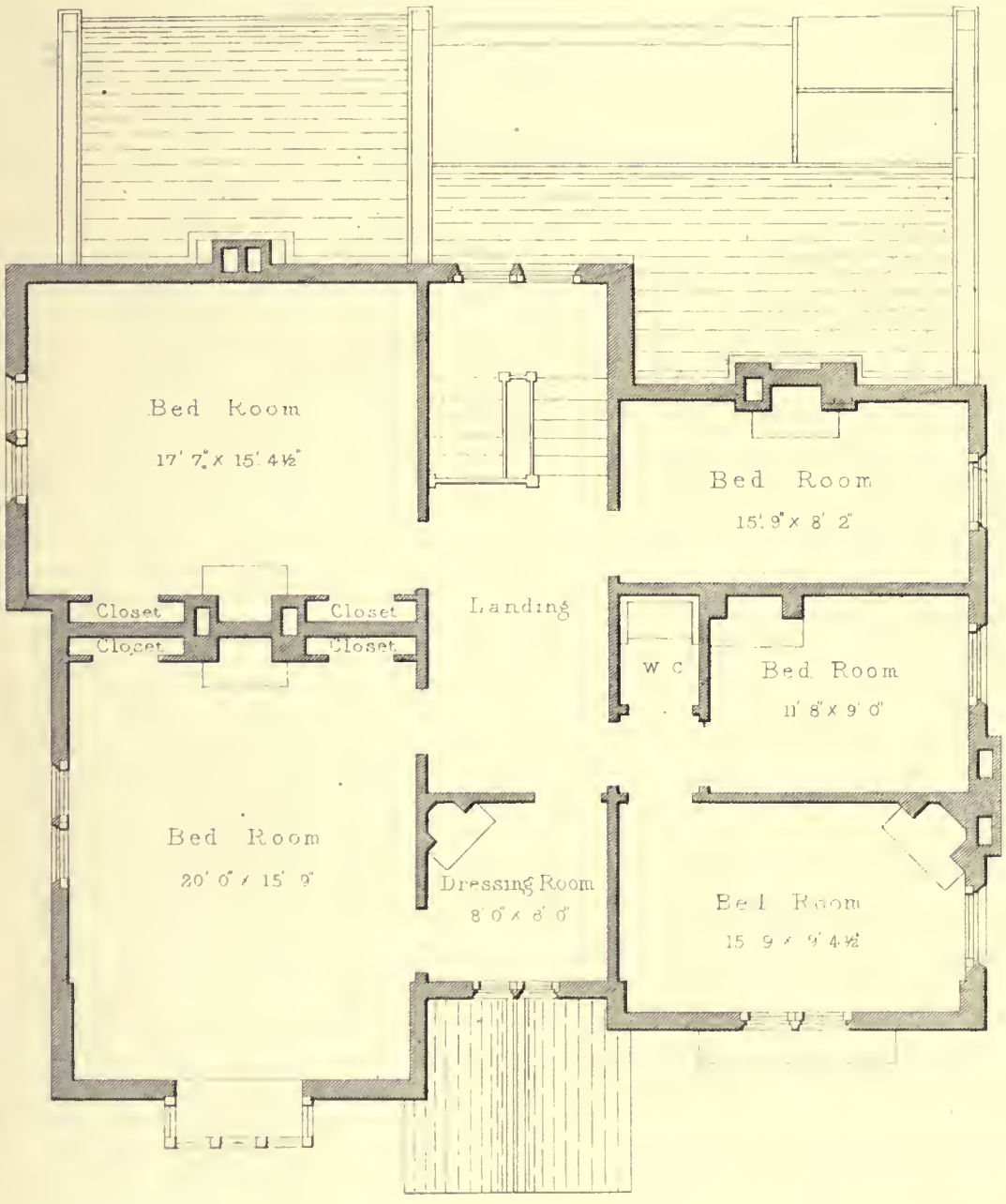


Ground Plan.

SCALE OF FEET

0 10 20 30 40 50

Day & Son, Lith^rs to the Queen



Chamber Plan.

SCALE OF FEET

0 10 20 30 40 50

Day & Son Lith. to the Queen

Section.

SCALE OF FEET

10 5 0 10 20 30 40 50

Front Elevation.

SCALE OF FEET

10 5 0 10 20 30 40 50

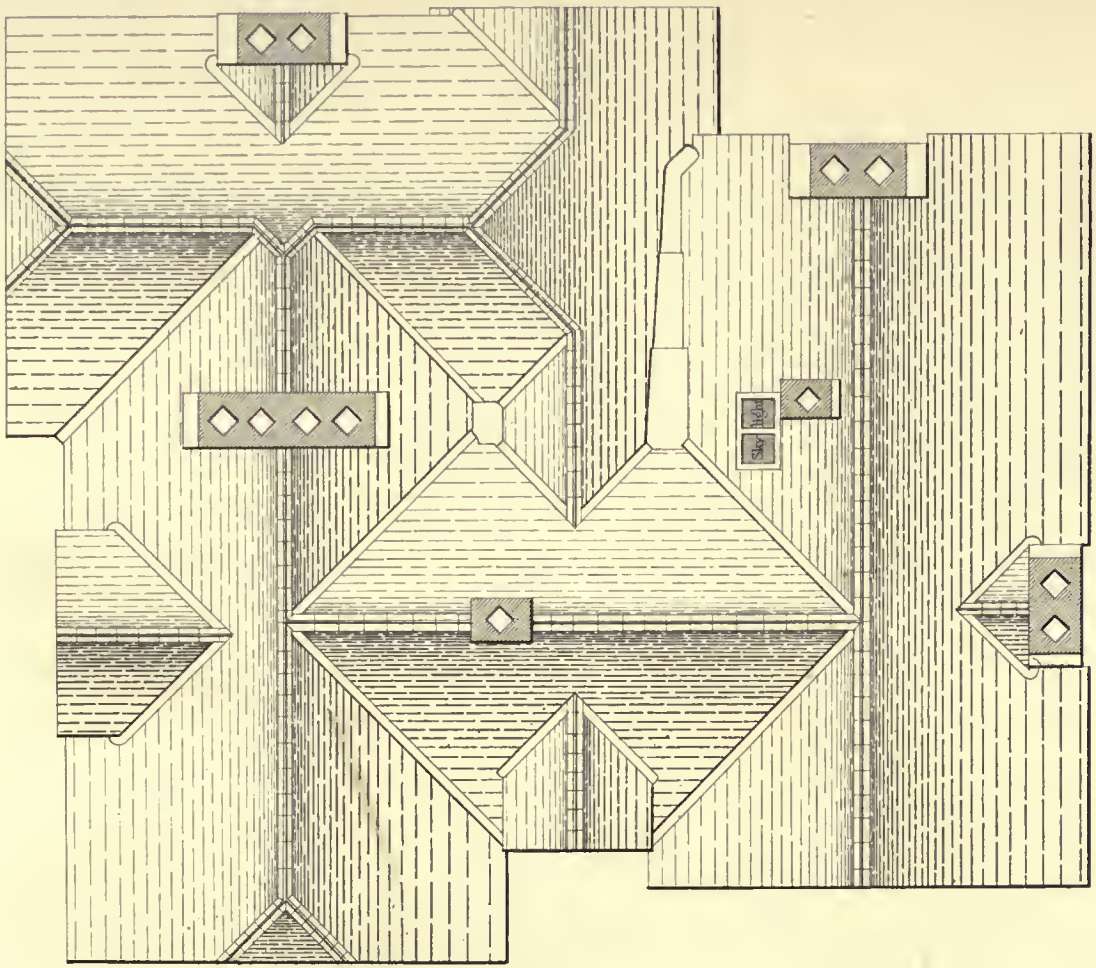
Day & Son, Lith.rs to the Queen.

Side Elevation.

SCALE OF FEET

10 5 0 10 20 30 40 50

Day & Son, Lith.rs to the Queen

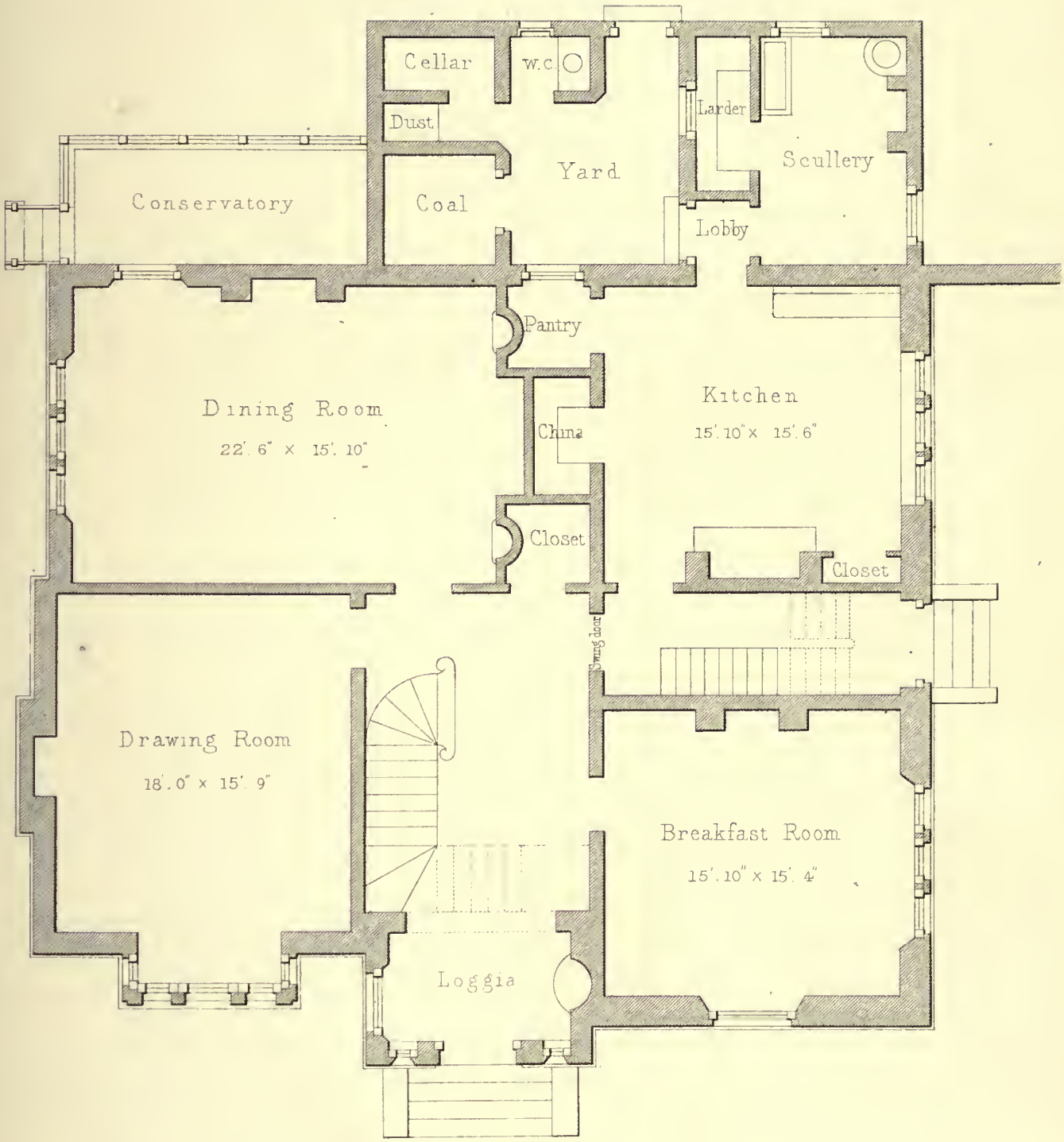


Roof Plan.

SCALE OF FEET.

10 5 0 10 20 30 40 50

Day & Son, Lith.rs to the Queen

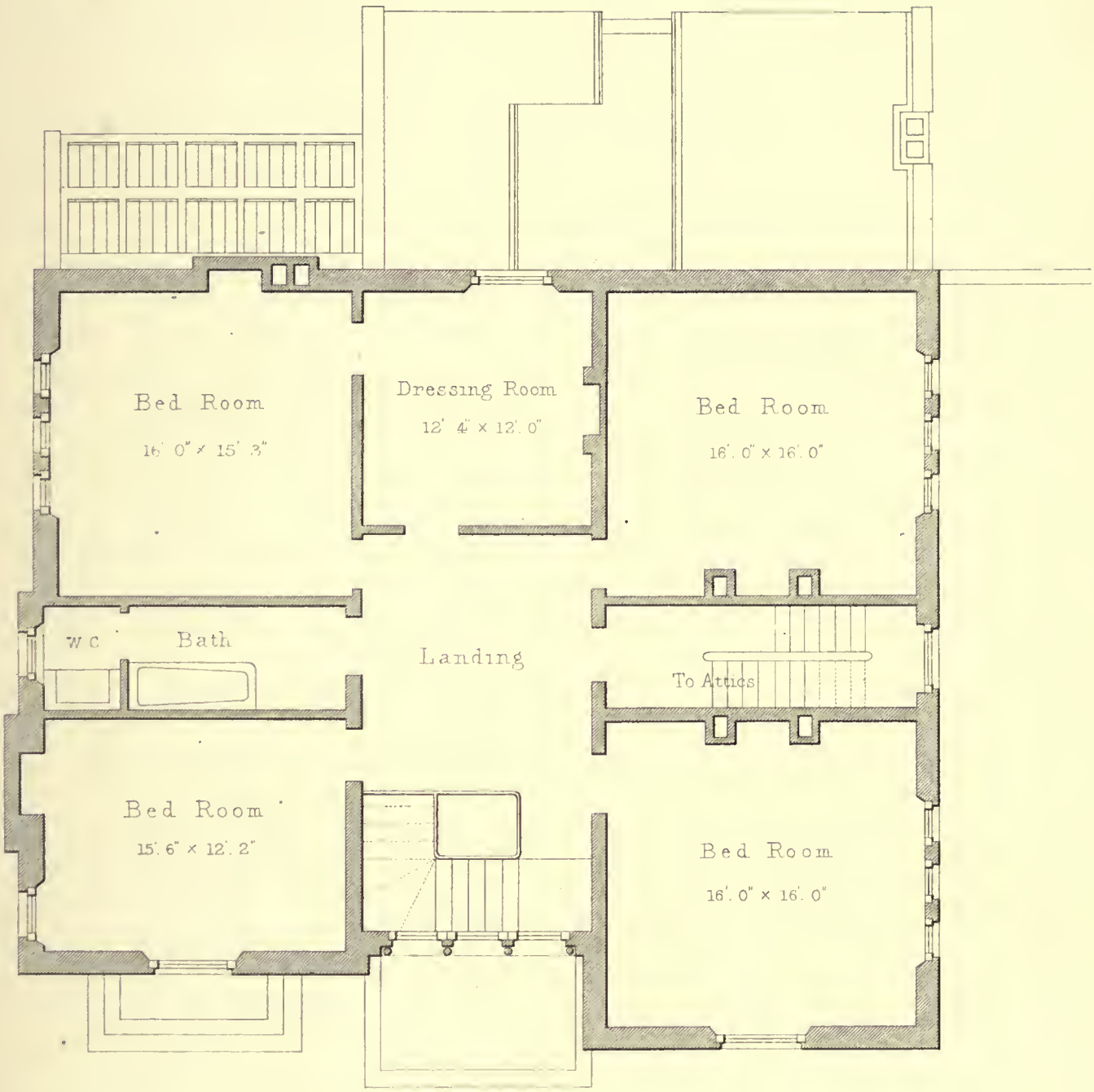


GROUND PLAN.

SCALE OF FEET.

0 5 10 20 30 40 50

Day & Son, Lith^rs to the Queen

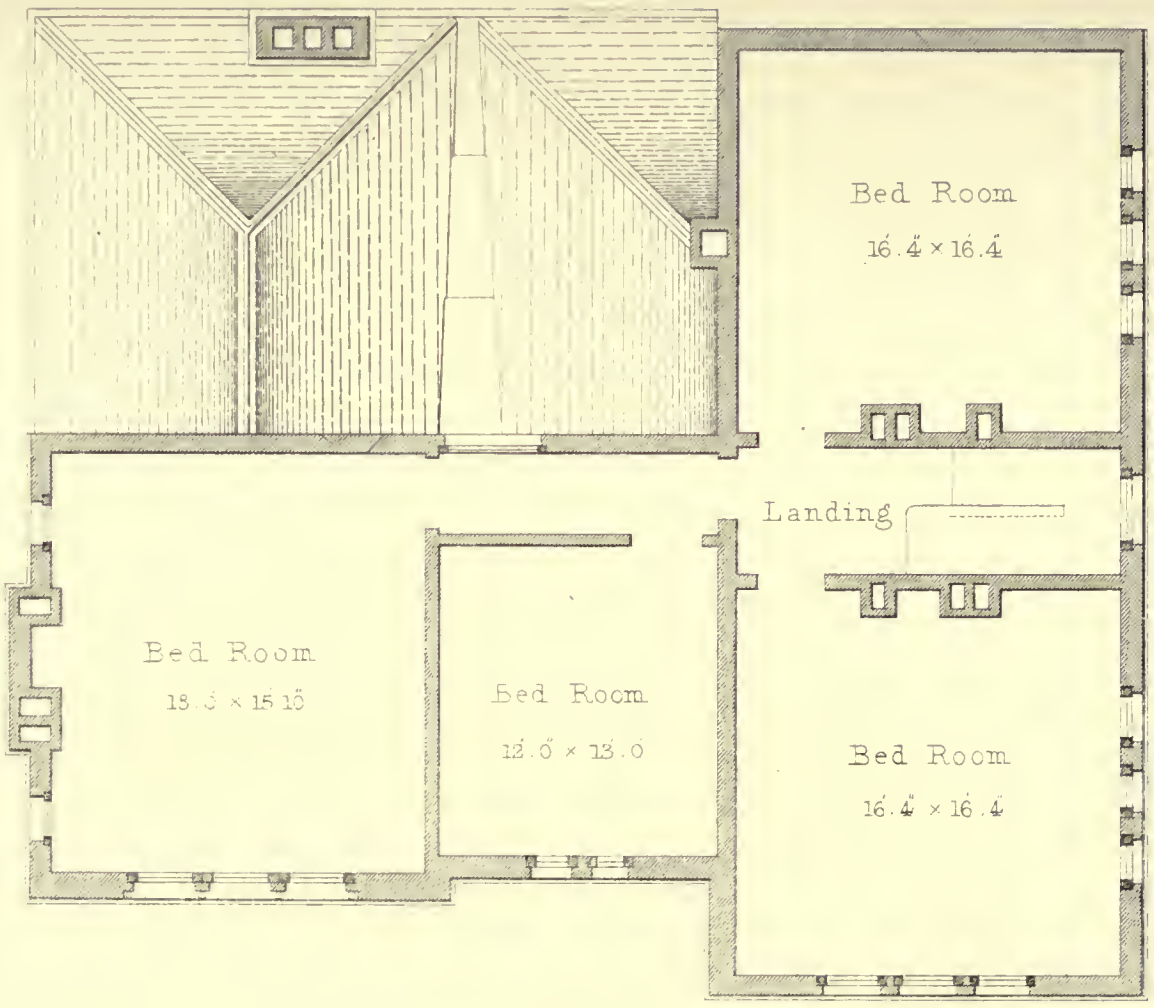


CHAMBER PLAN.

SCALE OF FEET

0 5 10 20 30 40 50

Day & Son, Lith^rs to the Queen.



ATTIC PLAN.

SCALE OF FEET

10 5 0 10 20 30 40 50

Day & Son Lith.rs to the Queen

SECTION.

SCALE OF FEET.

10 5 0 10 20 30 40 50

Day & Son, Lith.rs to the Queen

FRONT ELEVATION.

SCALE OF FEET.

10 5 0 10 20 30 40 50

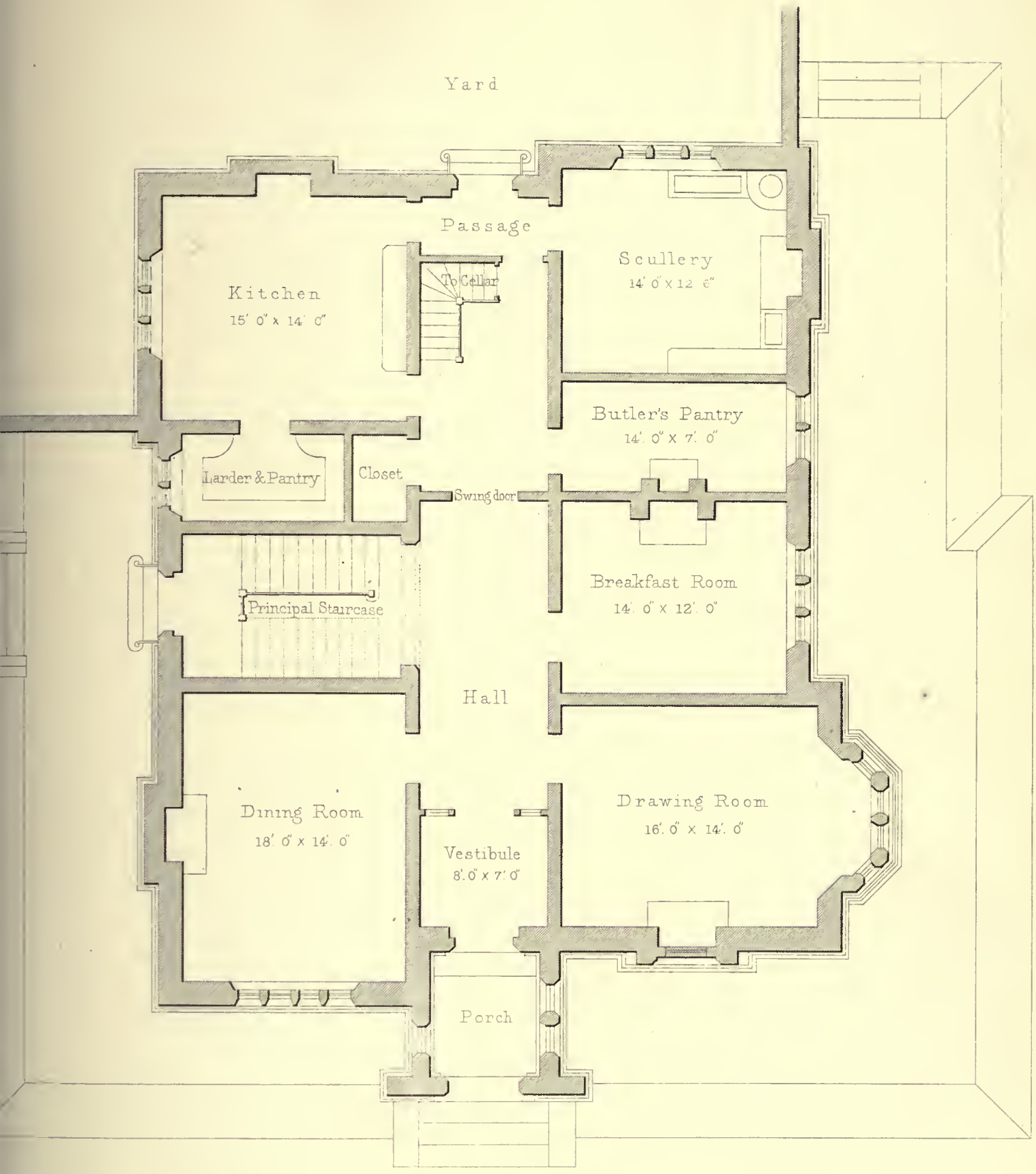
Day & Son, Lith^rs to the Queen.

SIDE ELEVATION.

SCALE OF FEET

10 5 0 10 20 30

Day & Son, Lith^rs to the Queen.

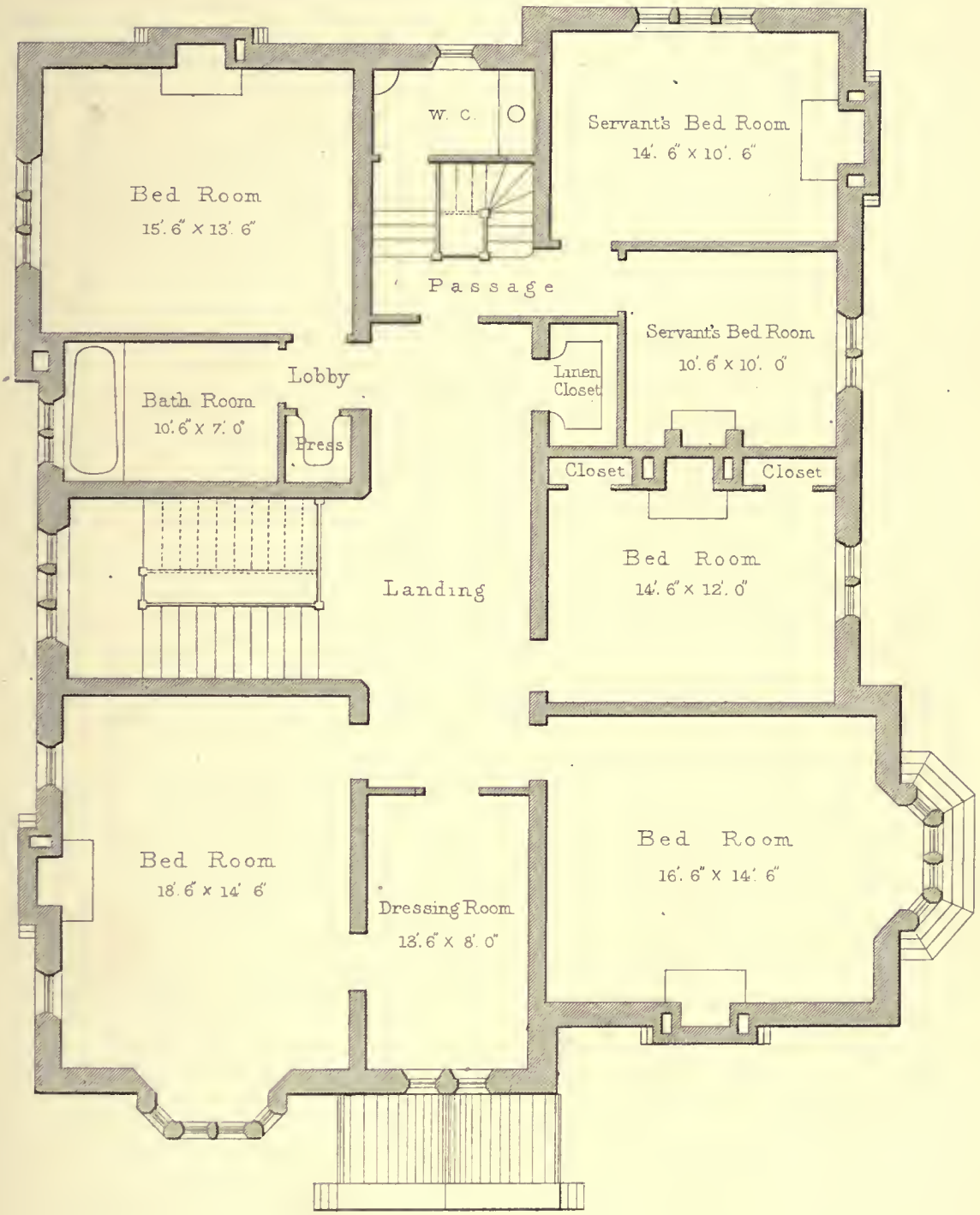


Ground Plan.

SCALE OF FEET.

0 5 10 20 30 40 50

Day & Son, Lith^rs to the Queen

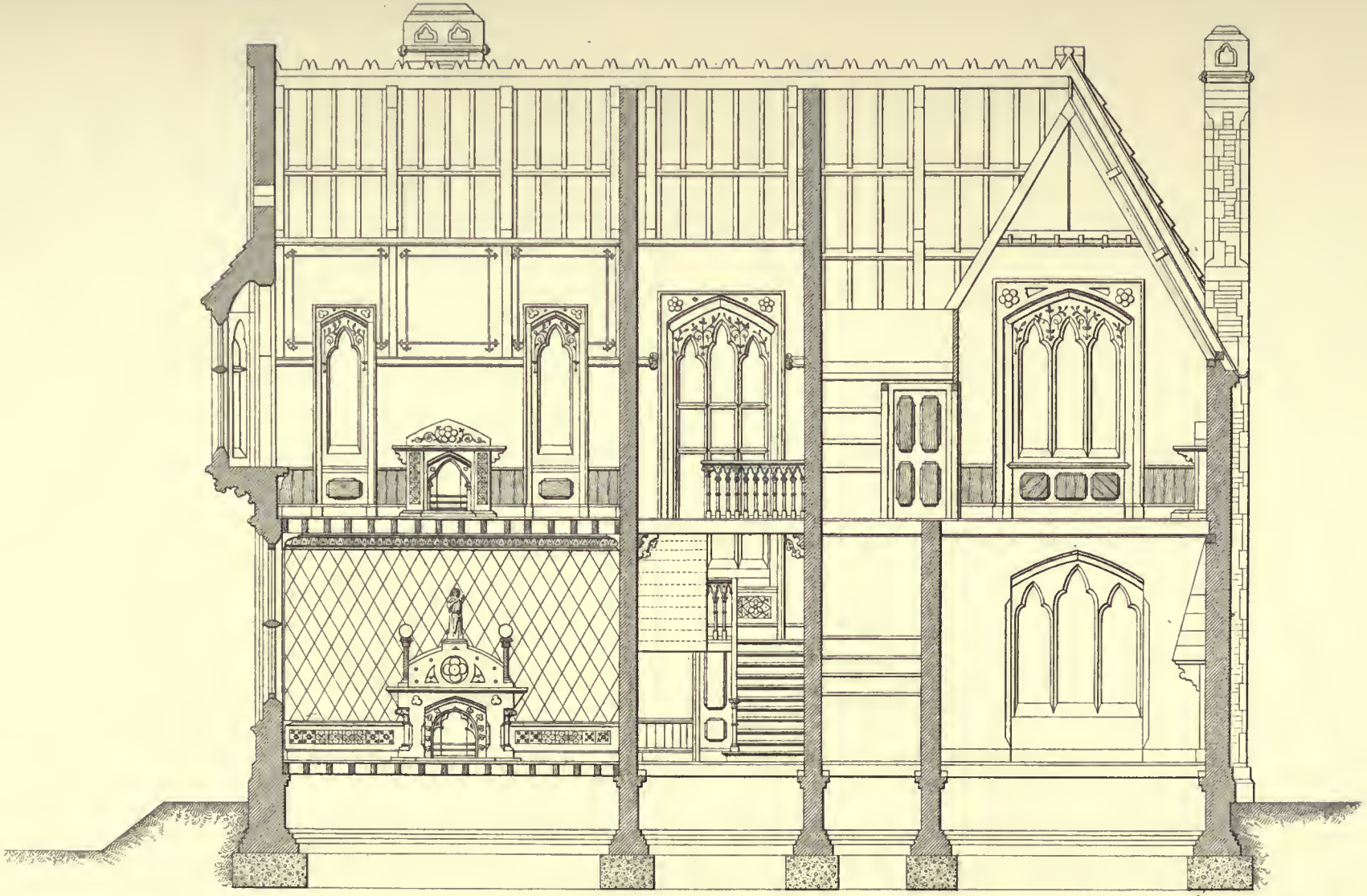


Chamber Plan.

SCALE OF FEET

0 10 20 30 40 50

Day & Son, Lith^rs to the Queen



Longitudinal Section.

SCALE OF FEET.

10 5 0 10 20 30 40 50

Day & Son, Lith^rs to the Queen.

Front Elevation.

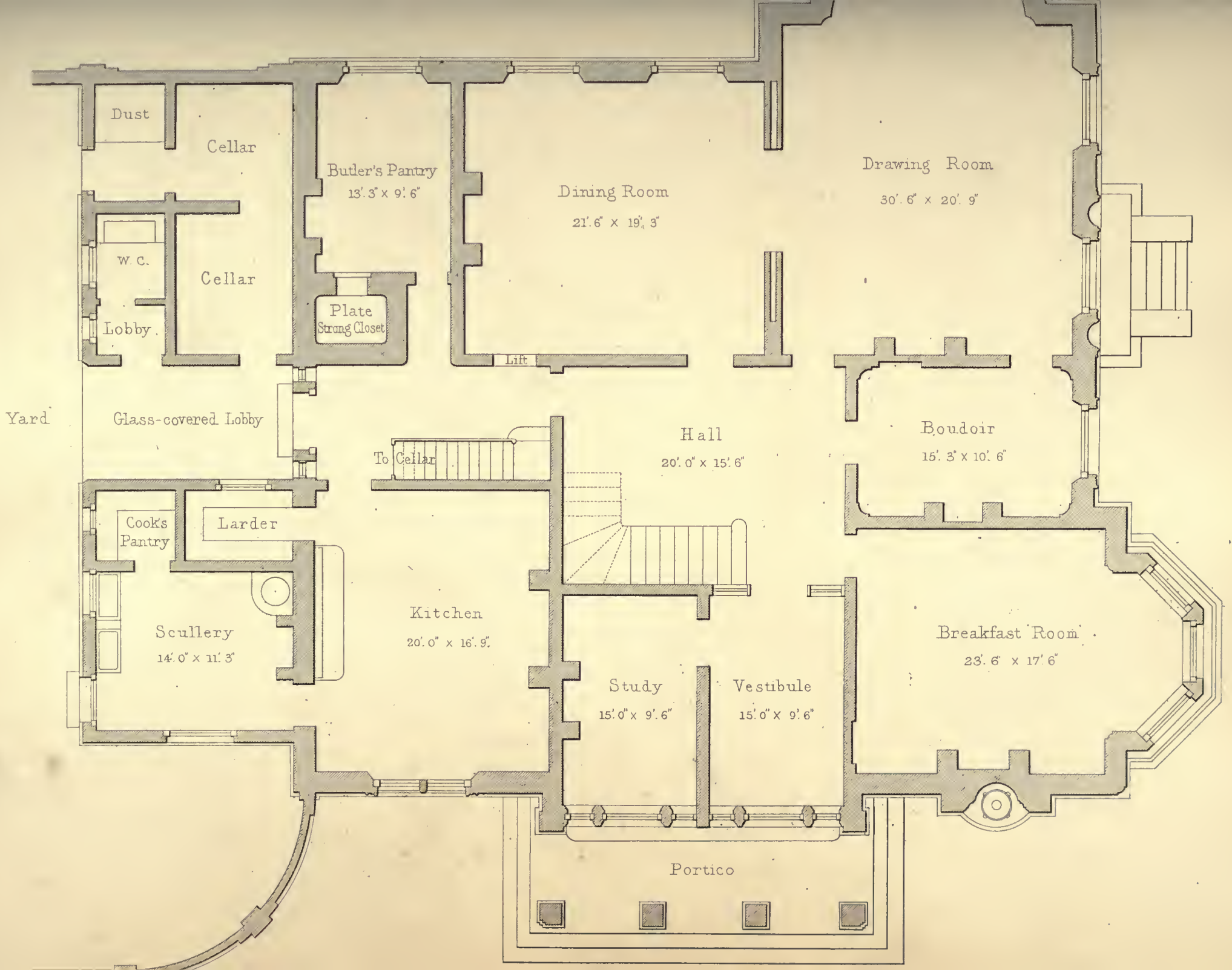
SCALE OF FEET

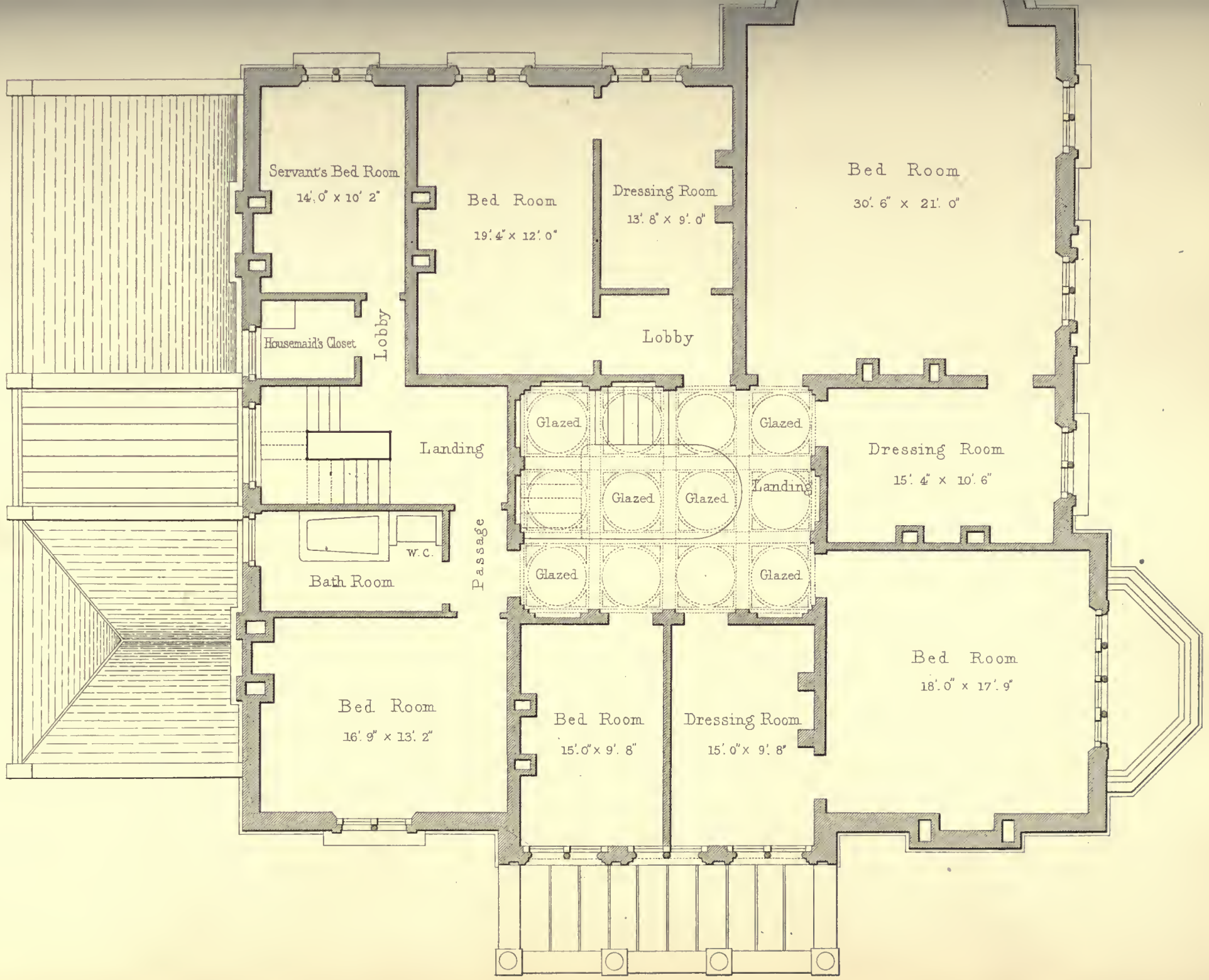
10 5 0 10 20 30 40 50

Side Elevation.

SCALE OF FEET

10 5 0 10 20 30 40 50


Dust
Cellar
Butler's Pantry
13'. 3" x 9'. 6"
Dining Room
21'. 6" x 19'. 3"
Drawing Room
30'. 6" x 20'. 9"
W. C.
Cellar
Plate
Strong Closet
Lobby
Lift
Yard
Glass-covered Lobby
Hall
20'. 0" x 15'. 6"
Boudoir
15'. 3" x 10'. 6"
To Cellar
Cook's Pantry
Larder
Kitchen
20'. 0" x 16'. 9"
Scullery
14'. 0" x 11'. 3"
Study
15'. 0" x 9'. 6"
Vestibule
15'. 0" x 9'. 6"
Breakfast Room
23'. 6" x 17'. 6"
Portico


Servant's Bed Room
14'. 0" x 10'. 2"
Bed Room
19'. 4" x 12'. 0"
Dressing Room
13'. 8" x 9'. 0"
Bed Room
30'. 6" x 21'. 0"
Housemaid's Closet
Lobby
Lobby
Glazed
Glazed
Landing
Glazed
Glazed
Landing
Dressing Room
15'. 4" x 10'. 6"
W.C.
Bath Room
Passage
Glazed
Glazed
Bed Room
16'. 9" x 13'. 2"
Bed Room
15'. 0" x 9'. 8"
Dressing Room
15'. 0" x 9'. 8"
Bed Room
18'. 0" x 17'. 9"

LONGITUDINAL SECTION.

SCALE OF FEET

10 5 0 10 20 30 40 50

Day & Son, Lith^rs to the Queen.

TRANSVERSE SECTION.

SCALE OF FEET

10 5 0 10 20 30 40 50

Day & Son, Lith.rs to the Queen.

FRONT ELEVATION.

SCALE OF FEET.

10 5 0 10 20 30 40 50

Day & Son, Lith^rs to the Queen.

SIDE ELEVATION.

SCALE OF FEET

10 5 0 10 20 30 40 50

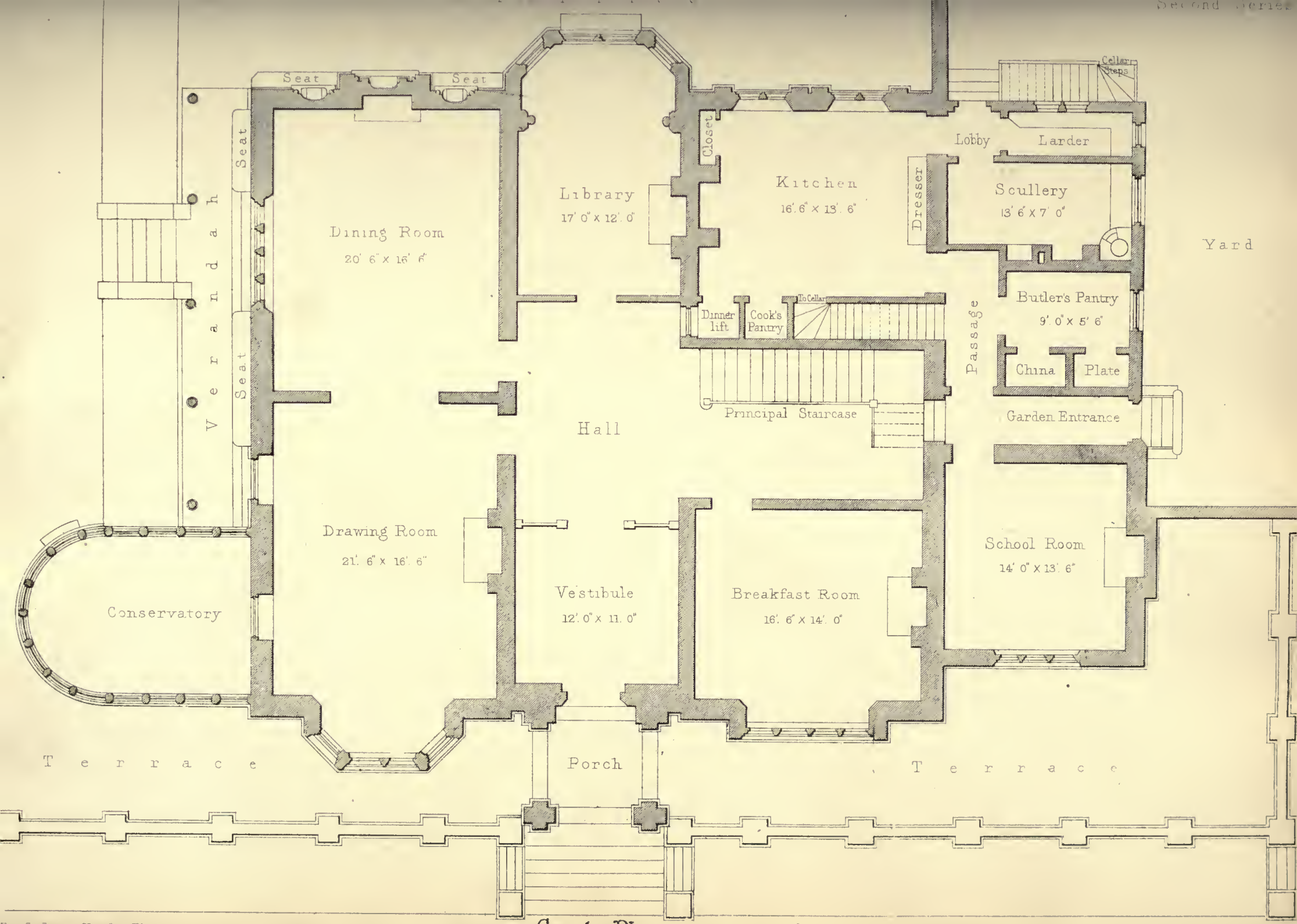
Day & Son, Lith.rs to the Queen

GARDEN ELEVATION.

SCALE OF FEET

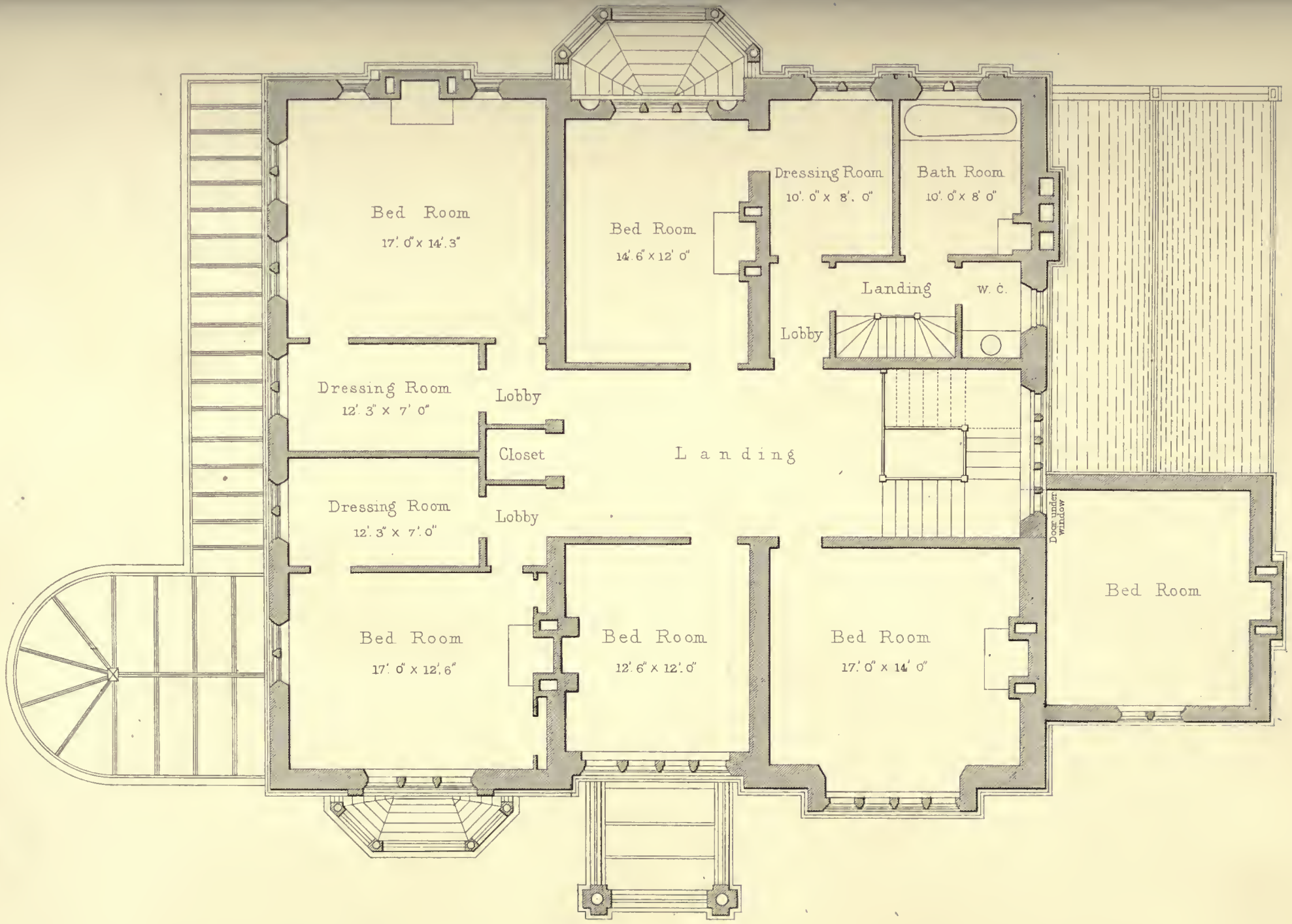
10 5 0 10 20 30 40 50

Day & Son, Lith.rs to the Queen



For Scale see Chamber Plan

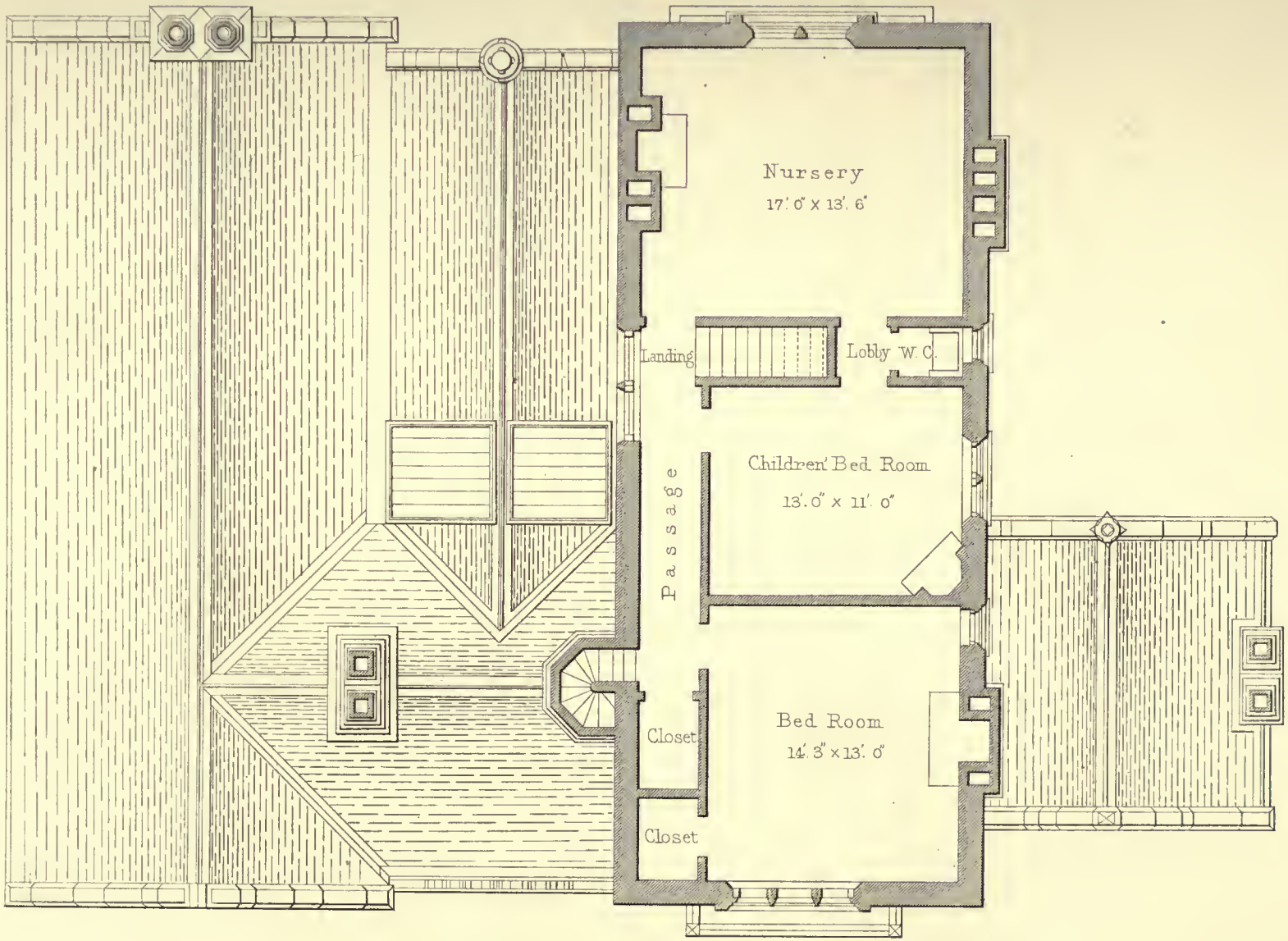
Ground Plan



Chamber Plan.

SCALE OF FEET

10 5 0 10 20 30 40 50

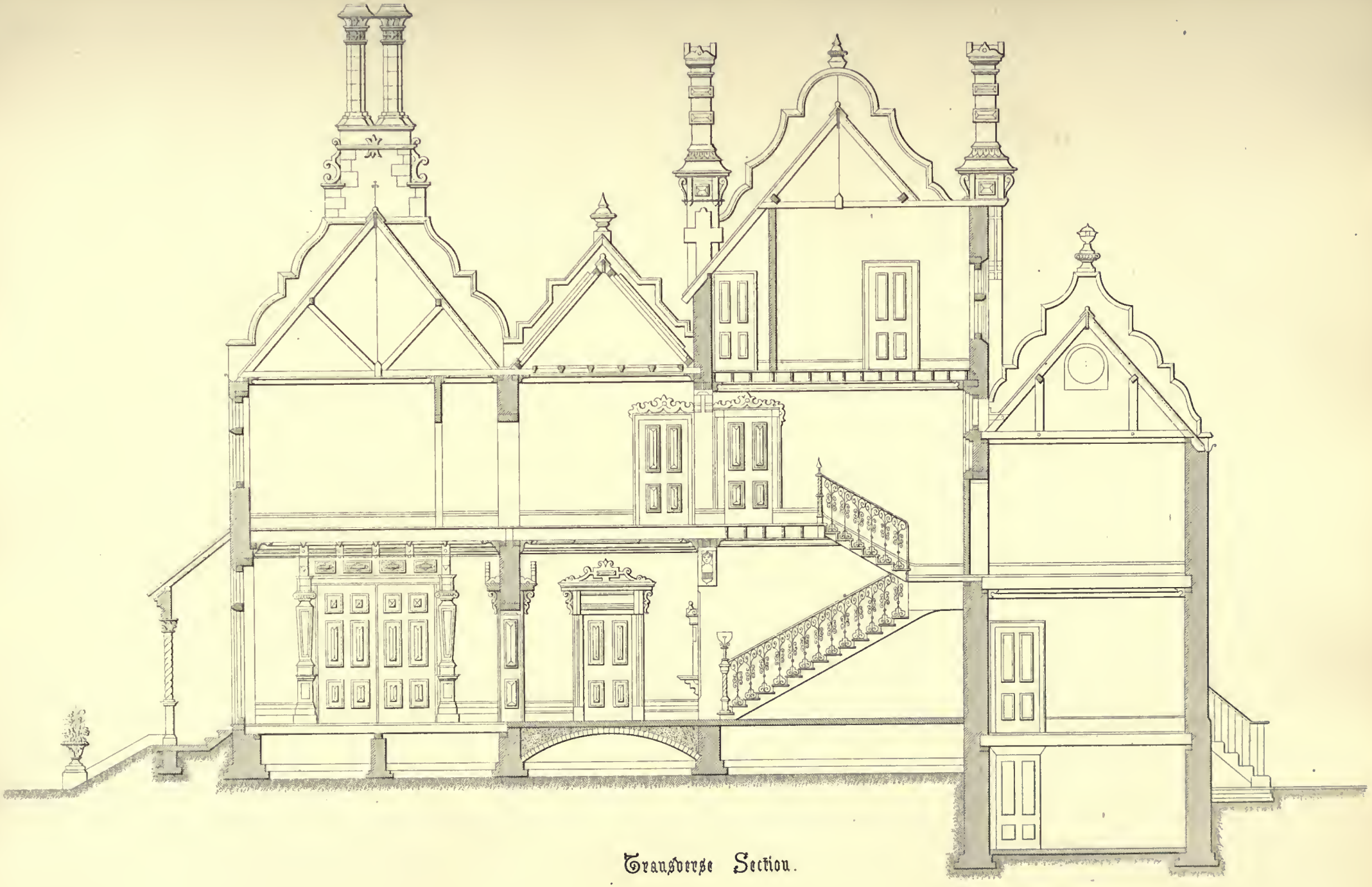


Attic Plan.

SCALE OF FEET

10 5 0 10 20 30 40 50

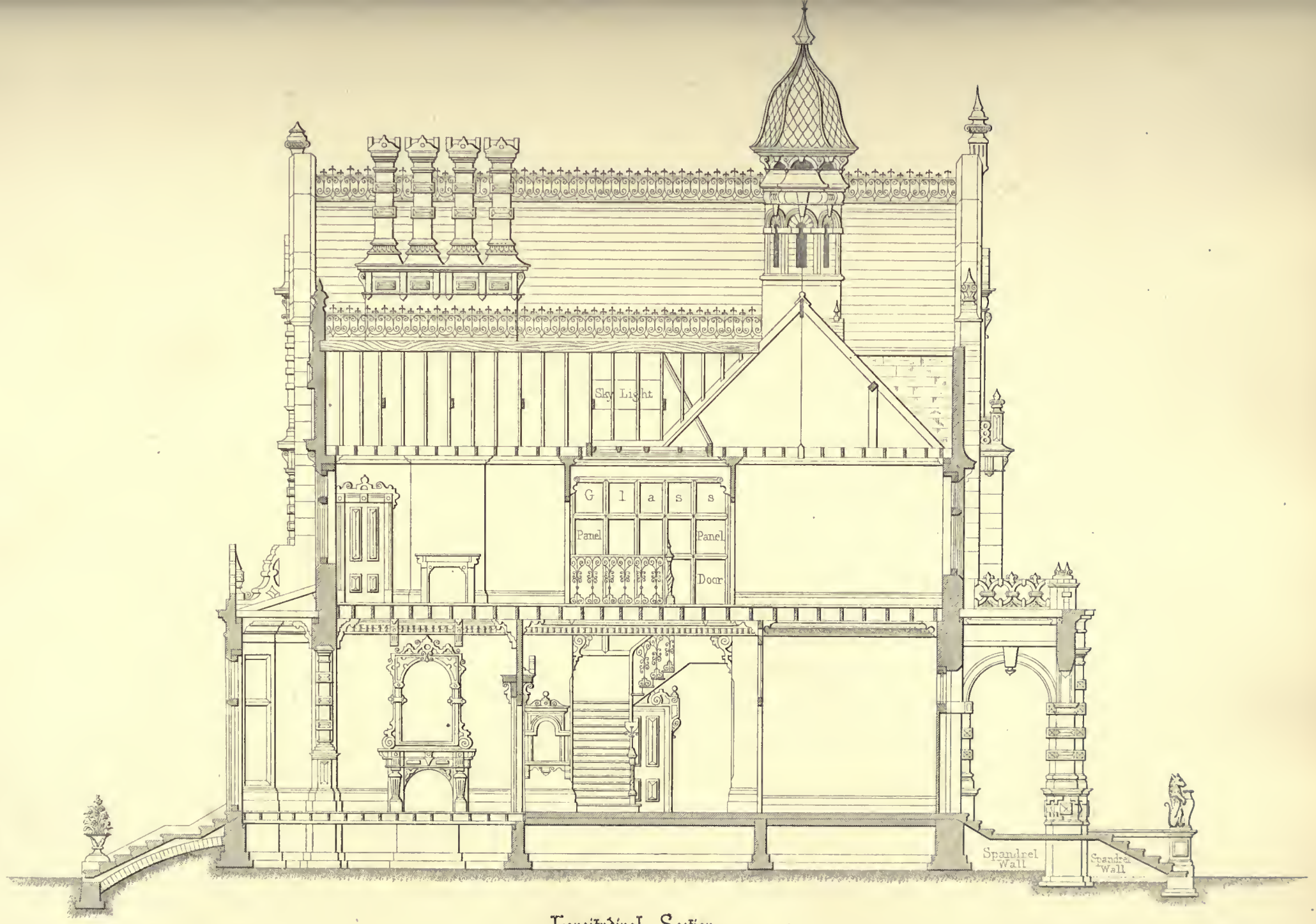
Day & Son, Lith.rs to the Queen.



Transverse Section.

SCALE OF FEET.

10 5 0 10 20 30 40 50



Longitudinal Section.

FEET 10 5 0 10 20 30 40 50 FEET

Day & Son, Lith.rs to the Queen

Front Elevation.

SCALE OF FEET.

10 5 0 10 20 30 40 50

Garden Elevation.

SCALE OF FEET

10 5 0 10 20 30 40

BINDING SECT. JUL 18 1968

Fo
ART
ARCHITECT. OF VILLA
W

Wickes, C.
A HANDY BOOK
ARCHITECTURE.

PLEASE DO NOT REMOVE
CARDS OR SLIPS FROM THIS POCKET

UNIVERSITY OF TORONTO LIBRARY